

**102, 9260 108 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2133711**



**\$89,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Fantastic investment opportunity! This spacious 2-bedroom, 1-bathroom unit features in-unit laundry and numerous upgrades, including newer carpet and laminate flooring throughout, updated light fixtures with a ceiling fan, appliances, a stylish kitchen backsplash, and a new bathroom vanity. Additionally, the patio doors have a silver 20 tint to keep the unit cool in summer and warm in winter. Conveniently located near schools, bus stops, and all amenities. Book your viewing today!