

**103C, 11018 106 Avenue
Grande Prairie, Alberta**

MLS # A2162082



\$135,000

Division:	Gateway		
Type:	Residential/Other		
Style:	Townhouse		
Size:	810 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Stall		
Lot Size:	716.59 Acres		
Lot Feat:	Landscaped		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	None	LLD:	27-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

MAIN FLOOR 2-bedroom, 1-bathroom condo located in Westgate Village. This charming condo is ideal as a starter home or investment opportunity. Conveniently located within walking distance of the college, restaurants, shopping, and all essential amenities. An excellent choice for college students. The unit features a bright kitchen, master suite with a walk-in closet, second bedroom, 4-piece bath, laundry room, and a spacious dining/living area with patio doors opening to a south-facing patio perfect for enjoying the sun. Also a small storage area outside. Comes with 1 assigned parking stall with power. Condo fee of \$331.75/mo. includes water. All other utilities are extra. Current tenant on month-to-month lease is at \$1150 + utilities and the unit will be vacant Oct 1/24. No pets. DON'T WAIT—this one will go quickly! Call now to schedule a private showing.