

**102, 11230 104 AVE**  
**Grande Prairie, Alberta**

**MLS # A2190366**



**\$239,900**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 692
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** fridge stove dishwasher washer dryer

Spacious 2-Bedroom Corner Unit Condo with Heated Underground Parking & All Utilities Included! Move in ready. Key Features: Spacious Layout &dash; This bright and airy unit boasts an open-concept living and dining area, perfect for entertaining or relaxing. Large windows fill the space with natural light, creating a warm and inviting atmosphere. All Utilities Included &dash; Say goodbye to unexpected bills! Your condo fee covers heat, water, electricity, and more, making budgeting easy and stress-free. Heated Underground Parking &dash; No more scraping snow off your car in the winter! Enjoy the luxury of heated underground parking, keeping your vehicle warm and secure year-round. Extra outdoor parking available for \$26.75 /month Modern Kitchen &dash; Featuring sleek countertops, ample cabinetry, and full-size appliances, this kitchen is both stylish and functional. -Primary Suite with Walk-In Closet & Ensuite &dash; The spacious primary bedroom features a walk-in closet and a private ensuite bathroom, offering the perfect retreat after a long day. -Two Full Bathrooms &dash; Enjoy the convenience of two well-appointed bathrooms, including the ensuite in the primary bedroom for added privacy. -Pet-Friendly &dash; Small dogs and cats are welcome, so you and your furry friend can feel right at home! -Prime Location &dash; Situated in a desirable neighborhood, you're just minutes away from shopping, dining, public transit, and recreational amenities. Don't miss out on this exceptional condo&dash;schedule your private viewing today! \*\*The Owner is a registered REALTOR&reg; in Alberta