

**208, 11240 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2235281**



**\$224,900**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

2 Bed, 2 Bath Condo with Underground Parking & Amenities Galore! Welcome to effortless condo living in this nicely finished, very clean 2 bedroom, 2 bathroom apartment-style home! Located in a well-maintained building with top-notch amenities, this move-in-ready unit offers the perfect blend of comfort, convenience, and style. Step inside to an open-concept layout featuring a bright and spacious living area with large patio door to a balcony, a fully equipped kitchen (pots/pans, glassware, dishes, utensils, etc.), and in-suite laundry. The primary bedroom boasts a second balcony, a walk-through closet and a private 4-piece ensuite, while the second bedroom and full bathroom provide flexible space for guests, a home office, or family. This condo comes fully furnished with sofas, beds, linens, etc - you just need to move in! Enjoy access to the building's fully equipped gym, underground heated parking, and secure entry. The parking stall is close to the elevator, and the unit is also close to the elevator - no struggle hauling groceries. The additional outside stall (rented) is very close to the main entrance as well. Whether you're a first-time buyer, downsizer, or investor, this condo checks so many boxes. Close to shopping, restaurants, parks, and transit—this is urban living made easy!