

**401, 11220 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2270618**



**\$225,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Gateway                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 829 sq.ft.                         | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |  |
|--------------------|---|-------------------|--|
| <b>Heating:</b>    | Baseboard, Central  | <b>Water:</b>     | Public                                 |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum  | <b>Sewer:</b>     | Public Sewer                           |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 614                                 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -                                      |
| <b>Exterior:</b>   | Brick, Concrete, Mixed, Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | RM                                     |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | Electricity Connected, Sewer Connected |
| <b>Features:</b>   | Closet Organizers, Elevator, Open Floorplan, Soaking Tub, Vinyl Windows |                   |  |

**Inclusions:** N/A

Experience the peak of "Access" Condo living in this stylish, top-floor corner unit! Offering unmatched privacy and abundant natural light, this attractive two-bedroom, two-bathroom residence boasts spectacular, expansive views across Grande Prairie's northwest skyline. The pleasing, spacious layout features two bedrooms, including the primary suite with a full ensuite bathroom. Stylish laminate and cozy carpet flooring flow throughout the desirable open layout, coordinating well with the sharpness of stainless steel appliances and eye-catching mosaic tile backsplash in the kitchen. Adding more to the mix is the added convenience of space saving, in-suite laundry. The ultimate in benefits: Your investment includes a coveted titled, underground heated parking stall. Skip scrapping ice and sweeping snow off of your vehicle in the depth of winter! To keep you in shape, there is also an exercise room in the complex for residents' use. Located steps from transit bus routes, major retail shopping, a host of businesses & services plus restaurants, this location is unbeatable. This is a rare turn-key opportunity for the discerning buyer looking for quality, value and satisfaction. Also is a stellar option for investors in the hot Grande Prairie rental market. Condo fees include: heat, water, power, sewer, garbage & snow removal, professional management and common area maintenance. Book your private viewing today!