

**RE/MAX**  
GRANDE PRAIRIE



780-978-5674

joshuaboyne@hotmail.com

6508, 11811 Lake Fraser Drive SE  
Calgary, Alberta

MLS # A2276896

**\$215,000**



Division:	Lake Bonavista		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1 d247
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	n/a		

**BEST VALUE IN THE BUILDING | TOP FLOOR | WEST FACING | CONCRETE BUILDING | AIR CONDITIONING |** Welcome to Gateway Southcentre which was just awarded 2025 CONDOMINIUM OF THE YEAR BY CCI! This 1 bedroom top floor unit has been thoughtfully prepped for sale with a FULLY REPAINTED walls, bedroom close sliding doors and NEW VINYL PLANK flooring throughout and has just been professionally cleaned. With a sunny west exposure this unit has a ton of natural light and with Air Conditioning, you get all the sunshine without the uncomfortable heat! If you value privacy and peace and quiet you'll love the fact that this is a concrete building which provides a greater reduction in noise transfer between the units. This building also has an incredible fitness facility, yoga room, guest suites and a beautiful courtyard with walking paths. Pet friendly with board approval. Immediate access to Macleod Trail and Canyon Meadows LRT right down the road! 1 Titled parking stall with a lockable storage cage can be found in the heated underground parkade. This is