

**101, 9260 108 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2212725**



**\$89,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** N/A

Whether you are looking for your first place, downsizing or a savvy investor, this cozy, affordable condo may be the perfect fit. Two spacious bedrooms and a bathroom with tiled shower. A functional living room, galley style kitchen and separate dining space as well as in suite laundry. You won't ever have to go through the main building for this main floor unit with patio door access. The front concrete patio is south facing to enjoy the sun. The condos exterior has newer siding, windows and patio doors. Condo fees are \$423 and include heat, water, sewer, garbage, maintenance and parking!