



GRASSROOTS
REALTY GROUP

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214, 11220 104 Avenue
Grande Prairie, Alberta

MLS # A2213639



\$224,500

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,021 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 692
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	Air conditioning unit
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Welcome to this freshly painted, very clean and well-kept 2 bedroom, 2 bathroom corner unit located on the second floor of Axxess Gateway! Step into a spacious entryway featuring a double closet and a convenient laundry/storage room. The open-concept layout connects the kitchen, dining, and living areas—ideal for hosting family and friends. The kitchen offers ample cabinetry, a large pantry, and flows seamlessly into the bright living space. Step through the patio doors onto your south-east facing balcony, perfect for soaking up the sun. The primary suite features a walk-through closet and a 4-piece ensuite with a generously sized vanity. The second bedroom is tucked away on the opposite side of the unit, next to a 3-piece bathroom—ideal for guests or roommates. You'll also love the comfort of a brand new air conditioning unit and the convenience of an assigned parking stall, and one heated underground parking stall—no more brushing off snow in the winter! This well-maintained unit is move-in ready and won't last long. Book your showing today!