



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**423, 12330 102 Street**  
**Grande Prairie, Alberta**

**MLS # A2216655**



**\$244,900**

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

**Heating:** Baseboard, Hot Water

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Other

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 495

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained 1-bedroom plus den, 1-bathroom condo in the sought-after Inverness Estates. Situated on the 4th floor with a desirable southwest-facing view, this bright and inviting unit is move-in ready and perfect for first-time buyers, professionals, or investors. Step inside to discover a smart, functional layout featuring a U-shaped kitchen with a stylish eating bar, stainless steel appliances, and plenty of counter space. The spacious bedroom offers comfort and privacy, while the den provides the perfect space for a home office or guest area. An in-unit washer and dryer add everyday convenience, and the unit's proximity to the elevator makes access easy. This condo comes with secure underground parking and access to a well-equipped fitness centre. Your monthly condo fee includes heat, water, exterior maintenance, professional management, and reserve fund contributions &ndash; all the essentials for stress-free living. Located close to schools, shopping, restaurants, and all amenities, this unit offers the perfect blend of comfort and convenience. Don't miss out on this excellent opportunity!! Book your showing today.