



**GRASSROOTS**  
REALTY GROUP

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**102A, 11018 106 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2229955**



**\$164,900**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	716.59 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully updated 2-bedroom, 1-bathroom condo that perfectly blends comfort, style, and convenience. Located just minutes from restaurants, shopping, Northwestern Polytechnic and the Grande Prairie Regional Hospital, this home offers everything you need right at your doorstep. Step inside to discover modern vinyl flooring through the entry, kitchen, laundry, and bathroom, giving the space a fresh and contemporary feel. The kitchen and bathroom feature recently refaced cabinets, updated countertops, and new sinks, creating a clean and functional space perfect for both everyday living and entertaining. Whether you’re a first-time buyer, downsizer, or looking for a smart investment, this well-maintained condo is a fantastic opportunity.