



**GRASSROOTS**  
REALTY GROUP

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113, 11230 104 Avenue  
Grande Prairie, Alberta

MLS # A2258499



**\$217,900**

|           |                                         |        |                   |
|-----------|-----------------------------------------|--------|-------------------|
| Division: | Gateway                                 |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)      |        |                   |
| Style:    | Apartment-Single Level Unit             |        |                   |
| Size:     | 827 sq.ft.                              | Age:   | 2007 (18 yrs old) |
| Beds:     | 2                                       | Baths: | 2                 |
| Garage:   | Off Street, Parkade, Stall, Underground |        |                   |
| Lot Size: | 63.00 Acres                             |        |                   |
| Lot Feat: | -                                       |        |                   |

|             |                                                                                                |            |        |
|-------------|------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                                                         | Water:     | -      |
| Floors:     | Vinyl Plank                                                                                    | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                | Condo Fee: | \$ 641 |
| Basement:   | -                                                                                              | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                             | Zoning:    | RM     |
| Foundation: | -                                                                                              | Utilities: | -      |
| Features:   | Elevator, Laminate Counters, Open Floorplan, Recreation Facilities, See Remarks, Vinyl Windows |            |        |

Inclusions: N/A

This modernly updated 827 sq. ft. ground-floor condo on Grande Prairie's west side offers the ideal combination of style, comfort, and unbeatable convenience. Located just steps from Grande Prairie Regional College, Westgate Shopping Centre, the new hospital, and all major amenities, the location is hard to top. Renovated in 2023, the home features sleek stainless-steel appliances & vinyl plank flooring, Fresh paint completed in 2025, and contemporary light fixtures that brighten the space. With two generously sized bedrooms and two full bathrooms, this condo is perfectly suited for first-time buyers, students, or investors looking for a low-maintenance property. The layout includes a private deck with a natural gas BBQ hookup, plus access to building amenities such as an elevator and fitness room. An underground parking stall is included, and all appliances come with the unit, making move-in simple and stress-free. To top it off, the condo fees cover water, heat, electricity, garbage collection, and building maintenance—providing exceptional value and peace of mind. Move-in ready and full of modern updates, this condo is an opportunity you won't want to miss. Schedule your showing today!