



GRASSROOTS
REALTY GROUP

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407, 11230 104 Avenue
Grande Prairie, Alberta

MLS # A2266366



\$194,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	N/A
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Immediate possession! Stylish top-floor, south-facing condo right beside the elevator! This bright and spacious 2-bedroom, 2-bathroom unit offers a comfortable, low-maintenance lifestyle in a prime location. The open-concept layout features a well-appointed kitchen with plenty of cupboard space, flowing into a cozy living area that leads to a private deck—perfect for relaxing or entertaining. The primary suite includes a full ensuite, while the second bedroom and additional full bath provide great flexibility for guests or a home office. With in-suite laundry, underground parking, and condo fees that cover all utilities, this home combines comfort and convenience. Close to shopping, restaurants, and public transit—come see it for yourself!