



GRASSROOTS
REALTY GROUP

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408, 11230 104 Avenue
Grande Prairie, Alberta

MLS # A2298080



\$169,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	603 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	See Remarks, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

Welcome to easy, elevated condo living in Axxess… This bright and beautifully maintained 1 bedroom + den apartment offers the perfect blend of function and comfort. From the moment you step inside, you’re greeted with a light-filled space that feels open, fresh, and inviting. The kitchen features crisp white cabinetry and a clean, modern feel… flowing effortlessly into the main living area, making it perfect for both quiet nights in and casual hosting. The bedroom is spacious and comfortable, while the versatile den gives you options… a cozy living room, home office, or guest space. The bathroom is thoughtfully designed and includes in-suite laundry… adding everyday convenience right where you need it. Perched on the penthouse floor, this unit features one of the largest decks in the building… a rare outdoor space that truly extends your living area and gives you room to relax, entertain, and soak up those sunset views. Condo fees include ALL utilities, making budgeting simple and stress-free. This well-managed building also offers a shared gym, plus your own powered parking stall. Located just minutes from everything… Costco, Home Depot, Walmart, and yes… HomeSense (arguably the most important one ??)… you’ll love the ease of living here. Whether you’re a first-time buyer, investor, or looking to simplify… this one just makes sense.