



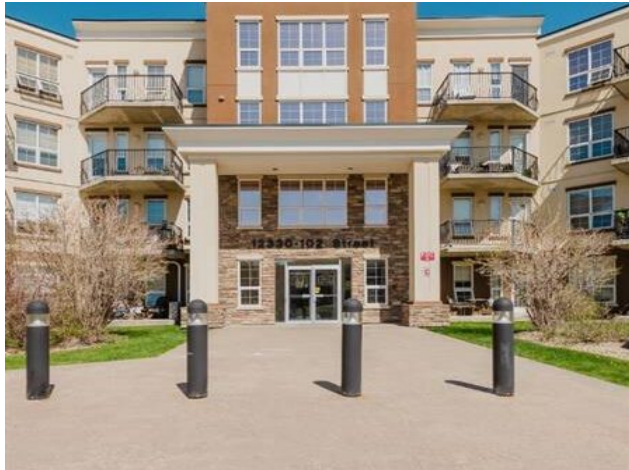
GRASSROOTS

REALTY GROUP

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**315, 12330 102 Street
Grande Prairie, Alberta**

MLS # A2308513



\$324,900

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: 2 portable AC units

Welcome home to Inverness Estates — one of Grande Prairie's most sought-after condominium communities, known for its quality construction, exceptional amenities, and pride of ownership throughout. This beautifully updated 2 bedroom, 2 bathroom condo offers the perfect blend of comfort, convenience, and low-maintenance living in a building that continues to stand above the rest. Inside, you will immediately appreciate the stylish renovations completed in 2022, including modern vinyl plank flooring, fresh paint throughout, crisp bright white appliances, and stunning terrazzo countertops in both the kitchen and bathrooms. The functional layout offers an inviting open-concept feel with plenty of natural light pouring through the east-facing windows, making it the perfect place to enjoy your morning coffee while watching the sunrise. The spacious primary bedroom features a walk-through closet leading into a private 4-piece ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, a home office, or roommate living. This east-facing balcony with screen door access is ideal for morning sun lovers and includes a gas BBQ hookup, making summer meals simple and convenient. And don't sweat it! This condo includes 2 portable air conditioners. This unit also includes one titled underground parking stall complete with an additional storage cage, giving you valuable storage space and the convenience of secure indoor parking year-round. Living at Inverness Estates means enjoying an impressive list of amenities including a fitness centre, recreation/social room, and a guest suite available to book for your out-of-town visitors. One of the standout advantages of this complex is its solid concrete and steel construction, offering superior sound reduction, durability, and overall peace of mind rarely found in condominium living. Adding

even more value, a brand new roof is scheduled to be completed on the building this year. Whether you are downsizing, investing, or simply looking for an upscale lock-and-leave lifestyle, this exceptional condo checks all the boxes in one of Grande Prairie's finest condominium developments.