



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

104, 12330 102 Street  
Grande Prairie, Alberta

MLS # A2308584



**\$329,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

If you are on the hunt for the perfect condo in Grande Prairie, look no further than Inverness Estates, the most sought-after complex in the city. This impressive two-bedroom, two-bathroom unit as well as 2 underground parking stalls, featuring a massive primary suite complete with a private ensuite and stylish, updated flooring throughout. Situated as a West-facing, main-floor unit, it offers the unique luxury of direct access to a sunny, beautifully manicured courtyard, perfect for a quick breath of fresh air or a scenic stroll right from your doorstep. Beyond the living space, this home is designed for year-round comfort. Regardless of frigid winters or summer heat, you can retreat to the heated underground parking where you'll find two conveniently located stalls, including one equipped with secure, gated storage. The complex itself is exceptionally well-managed, featuring healthy reserves and meticulous upkeep. This means you can enjoy a worry-free lifestyle with zero exterior maintenance. No mowing or snow shoveling required. Whether you are a first-time buyer or a "snow bird" seeking a secure home base between travels, this property is a must-see. This condo is set for immediate possession or for the Savvy investor, take advantage of a current tenant opportunity to make this a great investment opportunity.