



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

322, 12310 102 Street  
Grande Prairie, Alberta

MLS # A2309094



**\$249,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Recreation Facilities, Walk-In Closet(s)		

**Inclusions:** N/A

Experience luxury living in this bright, open-concept condo in Inverness Estates, Grande Prairie. The spacious living room features laminate flooring, a large picture window, and access to an east-facing balcony overlooking the courtyard. The primary bedroom offers a large picture window and a two-sided walk-in closet with direct access to a 4-piece tiled bathroom. The open kitchen includes tiled floors and upgraded stainless steel appliances. Enjoy new in-suite stackable laundry and a titled parking stall in a heated, secure, fob-access underground parkade near the elevator. This well-maintained, pet-friendly complex offers a fitness room, social room, guest suite, and courtyard. Close to schools, restaurants, transit, Northwestern Polytechnic, Grande Prairie Regional Hospital, and Prairie Mall.