



103, 11220 104 Avenue
Grande Prairie, Alberta

MLS # A2313480



\$199,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	1.31 Acres		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: None

Welcome to this well-maintained 2 bedroom, 1 bathroom ground floor condo in the East building of Axxess Condos. This is a great place to call home base, with a convenient location close to shopping, the Grande Prairie Regional Hospital, Northwestern Polytechnic, and within walking distance of the new NWP Trades School location. Whether you are a first-time buyer, looking to downsize, or searching for a solid revenue property, this unit is a practical and affordable option. The condo has been well cared for and is move in ready, allowing you to settle in with ease. Enjoy the added convenience of an in building recreation center, secure package drop off area, and excellent parking options. This unit includes not one, but two titled underground parking stalls. Whether you are looking for a comfortable place to call home or to add to your investment portfolio, this is a fantastic option. Call your agent today to book a showing! *photos are from when unit was vacant, it is currently occupied*