



GRASSROOTS

REALTY GROUP

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401, 12310 102 Street
Grande Prairie, Alberta

MLS # A2319553



\$299,900

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: None

RARE OPPORTUNITY! FULLY RENOVATED TOP-TIER CONDO IN ONE OF THE CITY'S MOST DESIRABLE COMPLEXES! Don't miss your chance to own this beautifully updated 4th-floor condo in one of the city's most sought-after and best resale condominium communities. Completely move-in ready and showcasing quality upgrades throughout, completed over the past 3 years, this unit offers exceptional value, comfort, and style. Step inside to discover a bright, modern interior featuring fresh paint, luxury vinyl plank flooring, updated doors, New Lighting, contemporary hardware, Ceiling fans in master bedroom, den and living room, and high-end finishings throughout. The open-concept design creates an inviting space perfect for entertaining or relaxing at home. The functional layout includes a spacious primary bedroom plus a large den that can easily serve as a second bedroom, guest room, or home office. The well-appointed kitchen flows seamlessly into the living area, with direct access to a private patio overlooking the beautifully maintained courtyard. Features include: • Fully updated interior with modern finishes • Spacious primary bedroom • Large den/possible second bedroom or office • 4-piece bathroom • Open-concept kitchen and living room • Private patio with courtyard views • In-suite laundry with new Washer/Dryer combo • Heated underground parking stall • Dedicated storage unit • Secure, professionally managed building Condo units in this complex are always in demand due to their exceptional reputation, quality construction, and strong resale value. Whether you're a first-time buyer, professional, investor, or downsizing, this property offers an outstanding opportunity in a highly desirable location.

Act

—properties in this complex don't stay on the market for long. Schedule your private viewing today!

This condo can be sold fully furnished as well. The Furnishings are not included in the list price and can be negotiated separately.