



GRASSROOTS
REALTY GROUP

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**311A, 9111 104 Avenue
Grande Prairie, Alberta**

MLS # A2333014



\$355,000

Division:	Ivy Lake Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,175 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: none

Welcome to carefree adult living in this beautifully maintained top-floor corner unit in a newly designated 55+ condominium community. Offering an impressive 1,175sq. ft., this is the largest floor plan in the building, combining generous living space with privacy, comfort, and exceptional natural light. The spacious layout features 2 bedrooms and 2 bathrooms, including a large primary suite complete with a 3-piece ensuite. A second 4-piece main bathroom provides added convenience for guests. The vaulted ceiling in the living room creates an open, airy atmosphere, while the clean, well-kept interior is truly move-in ready. As an end unit with only one shared wall, you'll appreciate the added peace and quiet. Step outside onto the largest corner patio in the building, the perfect place to relax while overlooking the beautifully landscaped green space nestled between the two buildings—a tranquil setting rarely found in condominium living. Additional features include in-suite laundry, one titled heated underground parking stall with a private storage unit, plus one leased surface parking stall for added convenience. This welcoming 55+ community offers a peaceful lifestyle in a beautifully maintained setting, making it an ideal place to enjoy low-maintenance living without sacrificing space or comfort. If you've been searching for a spacious, top-floor condo with outstanding privacy and views, this exceptional home is a must-see!