



GRASSROOTS
REALTY GROUP

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404, 12320 102 Street
Grande Prairie, Alberta

MLS # A2333686



\$429,900

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,021 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 876
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER DRYER ALL WINDOW COVERINGS 2 TITLED PARKING STALLS (303, 326)

ONE OF A KIND SPARKLING OPPORTUNITYWelcome to Inverness Estates TOP CORNER UNIT 404, a exceptionally renovated corner-unit condo in the highly sought-after community of Inverness, offering the perfect blend of style, comfort, and durability with its solid steel and concrete construction. This exceptionally well-maintained condo has undergone recent updates feels like a TOP FLOOR PENTHOUSE featuring modern, trendy touches throughout. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space that's perfect for entertaining or everyday living, while large east- and south-facing windows fill the unit with natural light while the air conditioning keep it cool during hot summer days and nights. Located in a well-managed and secure building with 24/7 surveillance and dedicated management, this condo offers true peace of mind. A rare bonus, the unit includes 2 titled UNDERGROUND parking stalls plus an attached storage unit at stall 303 right across from elevator access, providing unmatched convenience and functionality. Situated close to shopping, restaurants, parks, recreation, and public transit, everything you need is just minutes away, with easy access to downtown and beyond. Units in Inverness Estates rarely come to market—don't miss your opportunity to own this exceptional condo. **Condo fees include everything but internet + small electric admin fee (\$50 winter/\$75 summer)***This building has the fitness center***