



**GRASSROOTS**  
REALTY GROUP

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**116, 10405 99 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2211928**



**\$169,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Single Garage Detached		
<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>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Walk-In Closet(s)		

**Inclusions:** All light fixtures, all window coverings

Perfect for Students!! Prime Location Near the College! Enjoy a low-maintenance lifestyle in this spacious and bright 3-bedroom, 2-bathroom ground floor corner unit, ideally located with stunning views of Muskoseepi Park and downtown Grande Prairie. Whether you're a student needing easy access to the college or someone looking to simplify, this home offers both convenience and comfort. Start your day with a coffee on the patio as you take in beautiful sunrises and the peaceful park views. Step right outside to enjoy walking trails, downtown dining, community events, and the Bonnetts Energy Centre—all just a short walk away. Inside, you'll love the open layout, in-suite laundry, and a generous primary bedroom with a walk-through closet and private ensuite. This unit also includes a garage and an additional parking stall. Condo fees cover heat, water, garbage, recycling, year-round maintenance of common areas, and access to the on-site gym—making life that much easier. If you're ready to start your stress-free lifestyle, reach out to your favourite agent and view this gem today!