

**335, 10150 121 Avenue  
Grande Prairie, Alberta**

**MLS # A2251707**



**\$224,500**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Northridge             |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,164 sq.ft.           | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.02 Acre              |               |                   |
| <b>Lot Feat:</b> | Lawn                   |               |                   |

|                    |                                    |                   |                                                     |
|--------------------|------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Linoleum                   | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 388                                              |
| <b>Basement:</b>   | Full, Unfinished                   | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RM                                                  |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | See Remarks                        |                   |                                                     |

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Quick possession is possible on this townhouse condo with attached single garage in Phase III of the 'Chelsea Villa' complex. Fresh interior paint, and ready for new owners! Main floor has attractive vinyl plank flooring throughout the open layout of the living room, kitchen & dining areas. Super handy half bathroom on this level as well. Upstairs has 3 good sized bedrooms, full bathroom, & hall closet. Downstairs is undeveloped and ready for your finishing touches. Currently has furnace, hot water tank & laundry area and tons of storage space. Deck off the back door to enjoy your morning coffee on. Great community close to a host of services that the City of Grande Prairie has to offer including transit, Prairie Mall, restaurants, shopping, doctor offices, and more, all close by. Condo fees include water, professional management, Reserve Fund contributions, common area maintenance, and snow & garbage removal. Fabulous rental property for an investment buyer or for first time buyer or those not wanting to spend money on rent. Don't miss taking the 3D Tour! Contact a REALTOR® today for more info or to view!