

**207, 11230 104 Avenue
Grande Prairie, Alberta**

MLS # A2252975



\$204,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	794 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Titled, Underground		
Lot Size:	63.00 Acres		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: -

Features: Elevator, Laminate Counters, No Animal Home, Recreation Facilities, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 695

LLD: -

Zoning: RM

Utilities: -

Inclusions: N/A

2 bedroom, 2 bathroom condo with a heated underground titled parking stall is move-in ready and offers incredible value. vinyl plank flooring throughout (no carpet!), the space feels bright, clean, and modern. The open-concept layout is both functional and inviting, complete with in-suite laundry and a large balcony accessible from both the living room and second bedroom. Located on the West side of Grande Prairie, Axxess Condominiums is within walking distance of the new Grande Prairie Regional Hospital, Northwestern Polytechnic, and an endless list of amenities—shopping, dining, fitness, entertainment, and more. Condo fees are \$694.91/month and include water, heat, electricity, professional property management, building insurance, interior and exterior maintenance, landscaping, snow removal, parkade cleaning, garbage disposal. Pets are welcome (with bylaws in place).