

**203, 11230 104 Avenue
Grande Prairie, Alberta**

MLS # A2253042



\$182,000

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Secured, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: 2 main entry fobs, 2 unit keys and 1 mail key

Affordable and comfortable homeownership in Axxess Condominiums with ALL utilities included in the condo fee, including underground parking! This recently renovated condo boasts professionally installed flooring throughout, an updated bathroom, and modern lighting. Located in a secure building, it's ideal for professionals at the new hospital or students at the local college. Enjoy the convenience of walking distance to grocery stores, shopping, restaurants, NWP, and the new GP Regional Hospital. Featuring two generous bedrooms, a refreshed bathroom, and in-suite washer and dryer (replaced in 2023), this condo offers convenience and comfort. Open concept living with south-facing patio doors flooding the space with natural light, and a deck equipped with a gas line for your BBQ. Included with this unit is a heated underground parking stall, with the option to access a second above-ground parking stall for just \$25/month. Say goodbye to grocery-lugging stairs, as the secure building features elevator access and a gym on the main level for your fitness needs. The condo fee covers heat, water, and POWER—a rare find in condos—and offers fiber optic internet at a discounted rate. Whether you are seeking an investment property, a first home, or downsizing, this condo is your perfect match. Contact your preferred REALTOR today to schedule a viewing!