

**#114, 11220 104th Avenue  
Grande Prairie, Alberta**

**MLS # A2254634**



**\$239,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Gateway                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 982 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Stall, Underground  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 746 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Soaking Tub      |                   |        |

**Inclusions:** Fridge, Stove, Dishwasher, Rangehood Microwave, Washer, Dryer

Condo living at its best. This ground-floor corner unit features a nice open plan with 2 good-sized bedrooms, a full main bathroom and an ensuite with a soaker tub. This unit comes with appliances, AC and underground heated parking. Great West End location close to the hospital, shopping and restaurants. Enjoy maintenance-free living, a workout room, utilities and structure insurance all covered by an affordable Condo fee. This unit is currently rented for \$1,650.00 per month with the lease expiring at the end of October. If you are looking for a revenue property, a starter or a retirement home, this could be the one for you.