

**316, 10405 99 Avenue
Grande Prairie, Alberta**

MLS # A2264751

\$279,900



Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,143 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Property is currently rented completely furnished with tenant moving soon furnishings can be negotiated

Rare opportunity to own a top-floor corner condo with two single garages and stunning views of Muskoseepi Park and 214 Place from your private balcony. This spacious and beautifully updated 3-bedroom, 2-bathroom unit is one of very few 3-bedroom condos available in the city. With windows on multiple sides, it offers exceptional natural light, cross-breezes, and privacy. The open-concept layout has been updated throughout. The modern kitchen includes stainless steel appliances, quartz countertops, tile flooring, an undermount sink, and a bonus butler's pantry. Both bathrooms have been updated, with a 4-piece main bath and a 3-piece ensuite. The generous primary bedroom includes a walk-in closet and ensuite. The second bedroom is set up as a bedroom and fits a queen bed and has two large closets. The third bedroom is currently set up as an office with built-in shelving but could be easily used as a 3rd bedroom. Additional features include in-suite laundry, a private balcony overlooking Muskoseepi Park, and a well-equipped fitness room on the main floor. This rare condo also includes two private single garages, an exceptional bonus rarely found in condo living. The condo fee of \$699.96 per month includes heat, water, building maintenance, condo management, offsite security monitoring, and reserve fund contributions. The building is well-managed with a healthy reserve fund and proactive condo board. Currently rented furnished, making it an attractive investment opportunity or an easy transition for an owner-occupant. Furnishings can be negotiated with a new buyer if desired. Centrally located for quick access to downtown, shopping, and walking trails.