

**104, 10230 106 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2237949**

**\$89,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Window Coverings.

Located near the scenic Muskoseepi Park, this solid and quiet one-bedroom ground-floor condo in Matricia Towers offers exceptional value and convenience. Located within walking distance to shopping and just a short walk across the park to Northern Polytechnic, it's perfect for students, professionals, or anyone seeking a peaceful yet and everything-is-nearby lifestyle. The affordable condo fees include heat, water, and garbage, making this one of the most budget-friendly ownership opportunities in the area. Residents also enjoy free laundry facilities on every floor, assigned outdoor parking, and access to a fenced green space—ideal for relaxing or socializing in a private outdoor setting.