

**#414, 11240 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2273804**

**\$219,900**



<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 746
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Soaking Tub		
<b>Inclusions:</b>	N/A		

TOP FLOOR CORNER UNIT WITH GREAT WESTERN EXPOSURE. This oversized 2Bed/2Bath condo has so much to offer: dedicated laundry room in-suites hosting new washer/dryer, large entryway, kitchen space with pantry and large island/eating bar. Bedrooms are separated for great privacy options . Primary offers walk-thru closet and full ensuite bath. Dining area & large living space complete the package. Unit currently offers one underground stall plus two above ground parking stalls(leased). Condo living can create a great lifestyle with gym facilities in the building and no maintenance to worry about. Perfect location close to all west Grande Prairie's amenities, Regional hospital, NWP secondary education site & airport. Well priced for the size & location, flexible possession available. Call a Realtor today to arrange your private showing.