

**101, 11230 104 Avenue
Grande Prairie, Alberta**

MLS # A2161202



\$189,500

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	804 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: Window blinds

The perfect property for a first-time home buyer or for an investment! This ground floor corner unit is a coveted two bedroom, two bath home. Facing south you can enjoy the long summer days and still get hours of daylight through the winter. The kitchen is well planned with ample counter space and a dining area thats perfect for a cute dining set. The living area is open to the kitchen and has patio door access to the outside - exactly what you need to take your little pup for a quick walk! Two full baths and in-suite laundry complete this home. You'll love parking in your titled, underground parking stall - no need to leave early to brush the snow off your car! Axxess Condominiums are professionally managed and are located close to shopping, restaurants, the hospital and Northwest Polytechnic. The current lease ends October 31, 2024. Book your viewing appointment soon!