

**306, 9260 108 Avenue
Grande Prairie, Alberta**

MLS # A2164320



\$89,900

Division:	Mountview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	620 sq.ft.	Age:	1973 (51 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	731.42 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

MUCH CHEAPER THAN RENT…MOVE IN IMMEDIATELY!! This beautifully renovated one-bedroom condo is move-in ready and offers immediate possession! With fresh paint, newer vinyl plank flooring, a stylish tile backsplash, updated kitchen cupboards, a new bathroom vanity, brand-new countertops, and brand-new appliances, this home features a modern color palette. (All touch-up paint will be left behind for any of your touch-ups in the future). Enjoy the east-facing covered balcony, ideal for summer relaxation, barbecuing, or simply enjoying the outdoors while staying sheltered from the elements. Located in a quiet, well-maintained building, this end unit offers added privacy with only one neighbor and convenient access directly across from the stairwell. Monthly condo fees are \$340.90. This building has been totally renovated in past few years to include roof, siding, windows, patio’s etc keeping the condo fee reasonable and it covers heat, water, garbage, snow removal, exterior maintenance, and professional management. Property taxes are \$665.74 per year, or about \$55.48 per month, making this condo exceptionally affordable. It also includes one assigned parking stall with power, and the parking lot has recently been resurfaced. This turn-key home is pet-friendly (with application and approval required). This condo is perfect for first-time homebuyers, downsizers, and investors, this condo offers excellent value and is ready for immediate possession. If you are a renter you can stop paying more each time a lease ends, and no more needing to move from rental to rental! Stop renting and start building equity today—book your private viewing now!