

**408, 11220 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2274630**

**\$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>	840 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	\$ 678
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		
<b>Inclusions:</b>	Refrigerator, Stove, Dishwasher, Washer, Dryer		

Experience a modern, low-maintenance lifestyle at the Axxess Condominiums close to all amenities, shopping and more! This well maintained 2 bedroom, 2 bathroom home is on the fourth level boasting fresh paint and newer carpets (August 2025). The bright, open concept main living space is ideal for both everyday living and entertaining, filled with natural light and opening onto a private balcony just off the living room. Your kitchen features dark cabinetry, plenty of cupboards & counter space and stainless steel appliances including a newer fridge replaced only a couple months ago.. The primary suite is a peaceful retreat, featuring a walk-through closet, an updated 4-piece ensuite with hardwired electrical towel warmer, and its own separate balcony. A second bedroom, an additional updated full bathroom, in-suite laundry, and a dedicated storage room with built-in shelving provide exceptional functionality. This home also includes the convenience of one underground parking stall and one outdoor stall, while the building offers a fitness centre - perfect for supporting an active, modern lifestyle. Book your showing today!