

**305, 9260 108 Avenue  
Grande Prairie, Alberta**

**MLS # A2281855**

**\$139,900**



<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Electric, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		
<b>Inclusions:</b>	None		

Rare 3-Bedroom Condo &ndash; Ideal for First-Time Buyers or Investors Opportunities like this are hard to find! This rare 3-bedroom condo offers an excellent entry point into homeownership or investment ownership at a great price. The unit features in-unit laundry, tile flooring in the kitchen and bathroom, and durable flooring throughout the main living areas, with carpeting in the bedrooms for added comfort. The kitchen is enhanced by a trendy tile backsplash and butcher block counters, adding a fresh, modern touch, while a stylish shiplap feature wall brings character and warmth to the living space. Step out onto the private balcony for additional living space and added rental appeal. The functional layout and strong demand make this property a smart option for a first-time home buyer, long-term rental, or potentially a short-term rental/Airbnb opportunity (subject to rules and local regulations). Affordable, move-in ready, and full of upside&mdash;this is a solid opportunity to build equity or grow your investment portfolio.