

**403, 9919 99 Avenue  
Grande Prairie, Alberta**

**MLS # A2282086**

**\$259,900**



<b>Division:</b>	Central Business District	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	829 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Underground	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	CC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	na		

Downtown condo living at its best! 2 bed, 2 bath Market Manor unit in the heart of Grande Prairie—close to shopping, dining, library, healthcare, and recreation. Take an elevator ride to the top floor to view this open, spacious layout with hardwood & tile floors, white kitchen, new windows, private ensuite with walk-in closet, and separate laundry/storage. Secure concrete building featuring a bright central atrium, heated underground assigned parking with car wash and heated ramp. Well-managed with recent upgrades. Condo fee includes heat, water, sewer, garbage/recycling, maintenance, insurance, and reserve fund. Quick possession available—don't miss this one!