

**501, 10230 106 Avenue
Grande Prairie, Alberta****MLS # A2283350****\$119,000**

Division:	Avondale		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: see remarks

RIGHT ACROSS FROM MUSKOSSEPI PARK! Are you searching for the perfect starter condo? Look no further! This top-floor unit offers stunning views and features 2 bedrooms and 1 full bathroom within a spacious 860 sq. ft. layout. Enjoy modern updates, including new vinyl plank flooring, fresh paint, triple-pane windows, and a renovated bathroom. Located at the end of the hallway, this unit promises peace and quiet. Additional highlights include 1 included parking stall, elevator access, complimentary laundry facilities, and a lovely courtyard. Condo fees cover heat, water, sewer, garbage, maintenance, and property management. You'll appreciate the convenient proximity to parks, walking trails, an outdoor swimming pool, and tennis and basketball courts. For added security, the building's doors lock at 8 PM, with fob access for residents. Don't miss out on this fantastic opportunity!