

**306, 10405 99 Avenue  
Grande Prairie, Alberta**

**MLS # A2284406**



# \$169,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

**GREAT INVESTMENT CASHFLOWING OPPORTUNITY!!!** Currently rented for \$1800/month with a great tenant! Discover the perfect blend of comfort and convenience in this beautiful 2-bedroom condo located in Creeks Crossing. Features include a bright and welcoming family room. The kitchen boasts elegant white cabinets, offering a clean and modern look. It's efficiently designed for both cooking and entertaining. The primary bedroom offers a 4pc ensuite with a walk-through closet, providing a perfect combination of functionality and style. To complete the condo there is another bedroom, 3 pc bathroom and laundry room. Enjoy your morning coffee or unwind in the evening with private balcony access from the cozy family room, offering a peaceful retreat. Condo complex features a gym, intercom & elevator. Living in Creeks Crossing means you're just steps away from the natural beauty of Muskoseepi Park, Bear Creek walking trails that offers endless opportunities for outdoor activities. Proximity to Northwestern Polytechnic College makes this an ideal location for students and faculty. With a variety of restaurants and shops nearby, you'll have everything you need right at your fingertips.