

**304 9111 104 Avenue  
Grande Prairie, Alberta**
**MLS # GP213114**


# \$245,900

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Apartment		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	1998 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Possession:</b>	Immediate		
<b>Garage:</b>	Heated, Underground		
<b>Driveway:</b>	Concrete		

**Heating:** Baseboard

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** Municipal

**Roof:** Asphalt Shingle

**Taxes:** \$ 3,023

**Basement:** None

**Condo Fee:** -

**Exterior:** Other

**Lot Fee:** -

**Land:** Landscaped

**Maintenance Fee:** -

**Features:** Countertop(s)-Laminate, Deck, Ensuite, Laundry-In-Suite, Laundry-Main Floor, Non-Smoking Home

**Inclusions:** fridge, stove, dishwasher, washer and dryer

Ivy Lake Chateaus best layout, a 2 bedroom 2 Bathroom top floor corner end unit in , Adult, low maintenance living in one of Grande Prairie's premier buildings. This unit has been renovated & is ready for immediate possession. Updates include vinyl plank throughout and modern paint colors. This floor plan was the largest available in this building and with it being on the 3rd floor there is a vault in the living room and you have a wonderful corner balcony. The kitchen features an island & the fridge & dishwasher were recently replaced and the stove is 4 years old. . Features that residences of this building love: electronic key fob entry, Heated underground parking with a storage cage, Located on a bus route, garbage chute right across the hall, elevator, happy hour nights with the other residents, within walking distance of banking, shopping, fitness and many amenities. Condo fees are \$495 a month and include, heat, water, outside maintenance, garbage etc.