

**221, 10150 121 Avenue  
Grande Prairie, Alberta**
**MLS # A2116587**

**\$179,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Introducing a fantastic investment opportunity in Grande Prairie. This charming 1160 square feet townhouse offers the perfect blend of comfort and convenience for first-time home buyers, small young families, retirees or savvy investors seeking a tenant-occupied property. Nestled on the North end of the bustling community, boasts a middle unit position. Upon entering the home, you'll be greeted by a cozy entrance leading down the hallway to the main living area that has a gas fireplace, perfect for those chilly winter evenings. The kitchen and living room are open with functional space. The homes layout features all bedrooms upstairs, as well as a separate laundry room providing a comfortable separation from the main living areas. The main bath on the main floor ensures your family and guests have easy access to facilities. The unfinished basement offers a blank canvas for creating a custom-design tailored to your requirements. With no landscaping required, this low-maintenance property allows you to truly enjoy the benefits of convenient living, while the affordable \$375 monthly fees make this an excellent choice for first-time buyers and retirees alike. Situated within walking distance of many amenities, this townhouse is surrounded by shopping, restaurants, grocery stores and bus stops, providing easy access to everything you need. The property comes complete with a single attached garage, providing secure off-street parking and additional storage space.