

**101, 11230 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2161202**



# \$189,500

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Window blinds

The perfect property for a first-time home buyer or for an investment! This ground floor corner unit is a coveted two bedroom, two bath home. Facing south you can enjoy the long summer days and still get hours of daylight through the winter. The kitchen is well planned with ample counter space and a dining area that's perfect for a cute dining set. The living area is open to the kitchen and has patio door access to the outside - exactly what you need to take your little pup for a quick walk! Two full baths and in-suite laundry complete this home. You'll love parking in your titled, underground parking stall - no need to leave early to brush the snow off your car! Access Condominiums are professionally managed and are located close to shopping, restaurants, the hospital and Northwest Polytechnic. The current lease ends October 31, 2024. Book your viewing appointment soon!