

**409, 10405 99 Avenue  
Grande Prairie, Alberta**

**MLS # A2168834**



# \$139,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Amazing Condo - In a wonderful location near bear creek with plenty of trails to explore and lead you to Muskoseepi Park. Being on the top floor with excellent views and nobody above you. A west facing balcony to watch the beautiful prairie sunsets. An actual garage to tinker or park your vehicle as it is around 19x12 all insulated and drywalled. A spacious entrance way with a massive storage closet that could be your walk-in coat closet and/or pantry. In unit laundry is always a huge bonus. A bedroom straight ahead that has a large closet which beside that has a full bathroom. A great sized living room with patio doors letting in so much natural light. This condo features a galley with plenty of cabinet and counter space of each side. The dining area branches off that as well. A master bedroom showcasing a walk through closet and full ensuite with a tub. There is a lot to offer for this condo with a little price! Isn't that nice?