

**310, 11240 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2179317**



# \$148,900

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	557 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Parking Lot, Plug-In		
<b>Lot Size:</b>	106.25 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** Furniture as seen in the photos are all negotiable. Buy fully furnished & move in ready for an additional \$4000. Including: Dishes, textiles, art, lamps, vacuum, fans, shelving, tv, tv stand, dvd player, small sectional couch with storage, queen bed, side tables, hallway shoe storage, 2 saucer chairs with side table, kitchen table with 2 chairs.

SELLER IS OFFERING A \$1000 PAINTING CREDIT -MAKE THIS PLACE YOUR OWN! Convenience, location & maintenance free living. Within walking distance to shopping amenities, Northwestern Polytechnic, the hospital & walking trails. This 1 bedroom plus den is the perfect starter home or rental property. Located on the 3rd floor you'll get tons of natural light with a west facing balcony. Equipped with air conditioning. Stacked washer & dryer are located in your 4 piece bathroom. You can buy this place move in ready, all furniture is negotiable! Condo fees cover a powered exterior parking stall, heat, water & power. Call today to check out this awesome unit.