



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

214, 11240 104 Avenue
Grande Prairie, Alberta

MLS # A2230108



\$235,000

| | | | |
|-------------|--|------------|--------|
| Heating: | Hot Water | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 692 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry | | |
| Inclusions: | fridge, stove, washer, dryer, dishwasher, microwave rangehood, window coverings, underground parking stall 619 | | |

Beautifully maintained 2nd-floor corner unit with a northwest-facing balcony offering lovely views of a pond and walking trails. This bright and spacious condo features 2 large bedrooms, including a primary suite with walk-through closet and 4pc ensuite, and a 3pc main bath with shower. The kitchen boasts white cabinets, a center island, and a corner pantry, flowing into an open living room and dining area. Enjoy modern comfort with new paint, blinds, and air conditioning. Other highlights: in-suite laundry, ample entryway storage, titled underground parking stall 619, and power, gas, and water included in condo fees. Located in a professionally managed complex with a fitness center, and just steps from shopping and scenic walking trails. This home is in amazing condition—move-in ready!