



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

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**209, 9919 99 Avenue  
Grande Prairie, Alberta**

**MLS # A2262898**

**\$339,000**



<b>Division:</b>	Central Business District	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Assigned, Heated Driveway, Heated Garage, Underground	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Boiler, Forced Air, Heat Pump, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Downtown Condominium Living at its Finest! Experience Market Manor - comfort, convenience, and class in this beautifully designed 2 bedroom, 2 bathroom condominium located right in the heart of Grande Prairie. Perfect for professionals, couples, or small families looking for a modern urban lifestyle. It is close to everything - shopping, restaurants, library, healthcare, recreation & other professional services. Spacious and open design in this unique fully renovated condominium. Enjoy quality hardwood and tile flooring, lovely kitchen with white cabinets and granite counters, new windows just installed, the master bedroom has a private ensuite and walk in closet, separate laundry room with storage, and Air Conditioning for warmer days. Designed in the middle of this concrete building is a large atrium common area with high ceilings with skylights that offer tons of natural light; it is a wonderful space to gather for social events to enjoy your friends & family or just have a walk around in the colder months. This is a secure, well-maintained building with many recent upgrades and heated underground assigned parking. There is a car wash by in the underground heated parking and the entrance ramp is heated so no ice accumulates. The monthly condominium fee is \$588.33 and includes heat, water, sewer, garbage & recycling, interior & exterior maintenance of common areas, professional management, building insurance & reserve fund contributions. This is an extremely nice unit! Take a look today!