



DON'T GAMBLE WITH YOUR HOME.

**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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#414, 11240 104 Avenue  
Grande Prairie, Alberta

MLS # A2273804



**\$219,900**

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,049 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	\$ 746
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: N/A

TOP FLOOR CORNER UNIT WITH GREAT WESTERN EXPOSURE. This oversized 2Bed/2Bath condo has so much to offer: dedicated laundry room in-suite hosting new washer/dryer, large entryway, kitchen space with pantry and large island/eating bar. Bedrooms are separated for great privacy options . Primary offers walk-thru closet and full ensuite bath. Dining area & large living space complete the package. Unit currently offers one underground stall plus two above ground parking stalls(leased). Condo living can create a great lifestyle with gym facilities in the building and no maintenance to worry about. Perfect location close to all west Grande Prairie's amenities, Regional hospital, NWP secondary education site & airport. Well priced for the size & location, flexible possession available. Call a Realtor today to arrange your private showing.