

780-380-6207
meghan@meghanrobinson.net

103, 9603 102 Street
Grande Prairie, Alberta

MLS # A2112796



\$190,000

Division:	Swanavon		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	824 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Lawn, Landscaped, Many Trees		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Clay Tile	Condo Fee:	\$ 500
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, See Remarks
Features:	Kitchen Island, Open Floorplan, Primary Downstairs, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

One of the most unique properties in the City! Massive in size, 2 level living plus detached garage, could be yours in this fabulous "Swanavon" condo. Fabulous open floor plan on the main level has the huge living room with corner gas fireplace and big windows plus door leading to private use, west side balcony. The main entry leads into the kitchen with prep island & eat up ledge, lots & lots of white cabinets, and built- in side desk, that would make for a nifty coffee station, charging area for the devices or computer work spot. Super handy 2- piece bathroom is on this level as well. Downstairs has the primary bedroom with double closets & full ensuite, the full main bathroom, laundry, large second bedroom, oversized storage room with shelving and access to utility room & additional under stair storage. All together, there is over 1,700 square feet of living space! Detached single garage so no worries about where to park or scraping ice and snow off your vehicle during winter. This small friendly complex has quaint, gated, community garden green space, and condo fees include water, snow removal, yard maintenance, garbage disposal & recycling and reserve fund contributions. Wonderful option for a rental property, or if downsizing or for someone who doesn't care for the extra outside work involved in other types of home ownership. Great location by the Bear Creek parks area and the extensive walking & bike path trails system, plus close to shopping, bus routes, and short distance to all that downtown has to offer and much, much more. Contact a REALTOR® today for more info or to book a viewing! Please note: photos and 3D Tour are from when property was vacant. Currently tenant occupied. 24 hours notice required for viewing. Rent is \$1,350 with water included and lease ends June 30th, 2024.

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