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**C, 10020 103 Avenue  
 Grande Prairie, Alberta**

**MLS # A2155459**



**\$166,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Avondale                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 506 sq.ft.                         | <b>Age:</b>   | 2005 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                        | <b>Condo Fee:</b> | \$ 200 |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RT     |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters        |                   |        |

**Inclusions:** N/A

Single level condo in the heart of Downtown. This affordable living option is perfect for the first time home buyer. On the main level you have open concept of living room, dining room and kitchen. Also has a half bath on the main floor. In the basement you have 2 bedrooms and full 4pc Bathroom. As well as utility room with laundry. Condo fee of \$200/month includes common area maintenance and insurance.