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310, 11240 104 Avenue
 Grande Prairie, Alberta

MLS # A2179317



\$149,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Gateway | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 557 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Parkade, Parking Lot, Plug-In | | |
| Lot Size: | 106.25 Acres | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 473 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan | | |

Inclusions: Furniture as seen in the photos are all negotiable. Buy fully furnished & move in ready for an additional \$4000. Including: Dishes, textiles, art, lamps, vacuum, fans, shelving, tv, tv stand, dvd player, small sectional couch with storage, queen bed, side tables, hallway shoe storage, 2 saucer chairs with side table, kitchen table with 2 chairs.

Convenience, location & maintenance free living. Within walking distance to shopping amenities, Northwestern Polytechnic, the hospital & walking trails. This 1 bedroom plus den is the perfect starter home or rental property. Located on the 3rd floor you'll get tons of natural light with a west facing balcony. Equipped with air conditioning. Stacked washer & dryer are located in your 4 piece bathroom. You can buy this place move in ready, all furniture is negotiable! Condo fees are \$473.11/month and include a powered exterior parking stall, heat, water & power. Call today to view.