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105A, 11018 106 Avenue  
 Grande Prairie, Alberta

MLS # A2180493



**\$139,900**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fantastic opportunity for first-time buyers or investors! This second floor corner unit two-bedroom condo in Westgate Village is conveniently located within walking distance of the Grande Prairie Regional Hospital, Northwestern Polytechnic College, Muskoseepi park and walking trails, shopping centers, and restaurants. Highlights include two spacious bedrooms, a full bathroom, and updated flooring throughout. The U-shaped kitchen offers excellent cooking space, while the bathroom features a large vanity with ample storage and counter space. Enjoy the convenience of in-unit laundry and relax on the spacious deck, perfect for barbecues and sunny days. This unit also comes with its own ground floor storage space!! Condo fees cover water, sewer, building maintenance, lawn care, snow removal, and garbage disposal, ensuring a low-maintenance lifestyle in a prime location!