

**309, 11240 104 Avenue
Grande Prairie, Alberta**

MLS # A2244304



\$177,700

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

****RARE FIND IN AXXCESS CONDOS ONE BEDROOM PLUS DEN PLUS UNDERGROUND PARKING STALL**** This unit has been freshly cleaned and is ready for new owners or investors. The main living area features open concept kitchen and living room, dinning room area which leads out onto your private east facing balcony. The single bedroom is large and this unit also features a large den (no window) that would be perfect for an office or larger tv area. Bonus this unit comes with one titled underground parking stall. Additional exterior stalls may be available through the condo manager for a fee. Located in Axxess Condos, you are steps away from shopping and a short drive to the hospital or college so perfect for students or those working at the hospital.