

**501, 10230 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2283350**



**\$119,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Avondale                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 860 sq.ft.                         | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |             |                   |        |
|--------------------|-------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -           | <b>Condo Fee:</b> | \$ 605 |
| <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:** see remarks

RIGHT ACROSS FROM MUSKOSSEPI PARK! Are you searching for the perfect starter condo? Look no further! This top-floor unit offers stunning views and features 2 bedrooms and 1 full bathroom within a spacious 860 sq. ft. layout. Enjoy modern updates, including new vinyl plank flooring, fresh paint, triple-pane windows, and a renovated bathroom. Located at the end of the hallway, this unit promises peace and quiet. Additional highlights include 1 included parking stall, elevator access, complimentary laundry facilities, and a lovely courtyard. Condo fees cover heat, water, sewer, garbage, maintenance, and property management. You'll appreciate the convenient proximity to parks, walking trails, an outdoor swimming pool, and tennis and basketball courts. For added security, the building's doors lock at 8 PM, with fob access for residents. Don't miss out on this fantastic opportunity!