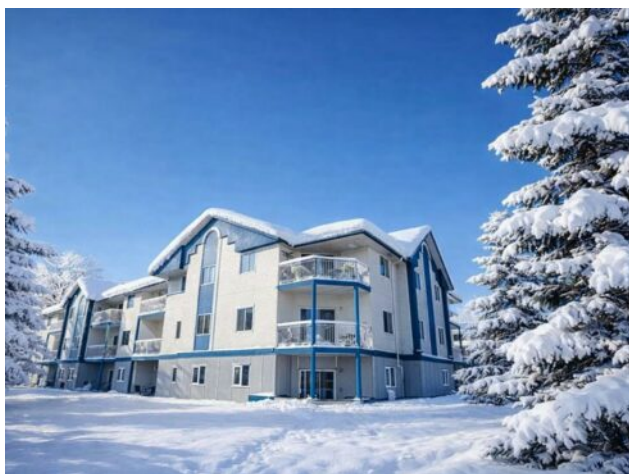


**411, 10405 99 Avenue
Grande Prairie, Alberta**

MLS # A2289598



\$159,900

Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 511
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Hey investors! Check out this turnkey condo unit. This top floor 2 bedroom, 2 bathroom condo in Creeks Crossing overlooks Muskoseepi Park and its scenic walking trails, outdoor pool, and mini golf, while being conveniently located near downtown amenities and bus routes. The \$511.44 monthly condo fee covers water, heat, exterior maintenance, and garbage and recycling, keeping ownership simple and predictable. This unit also includes a garage! Currently tenant occupied at \$1,350 per month plus electricity, it offers immediate rental income. A solid opportunity for anyone looking to expand their investment portfolio in a strong location!