

408, 11240 104 Avenue  
Grande Prairie, Alberta

MLS # A2299971



**\$220,000**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 678
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This well-maintained 2-bedroom, 2-bathroom top-floor (4th) unit offers a bright, open-concept layout with a thoughtfully designed kitchen and spacious living area. The living room features access to a private balcony, which is also accessible from the primary bedroom—adding both convenience and a touch of luxury. The unit includes in-suite laundry and a generously sized storage room. A standout feature—especially for Northern Alberta—is the heated underground parking stall (#628), providing comfort and protection year-round. Condo fees are \$677.92/month and include heat, water, power, common area maintenance, snow removal, and garbage collection—offering a simplified, low-maintenance lifestyle with many major expenses already accounted for.