

309, 11240 104 Avenue  
Grande Prairie, Alberta

MLS # A2244304

**\$185,000**

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 area features open concept kitchen and small living room, dinning room area which leads out onto your private balcony. The single bedroom is quite 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.