

**402, 12330 102 Street**  
**Grande Prairie, Alberta**

**MLS # A2164068**



**\$294,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 628
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Immediate Possession Available. Very well maintained 2 bedroom 4th floor unit in Inverness Estates. 2 underground parking stalls - one with a storage locker - means there's no fighting about who gets to park in the heat all winter. Kitchen comes with fridge, stove, dishwasher, & built in microwave range. Balcony overlooking courtyard is the perfect place to enjoy your morning coffee plus never worry about getting propane again as there is a natural gas line for your BBQ. Large master bedroom is spacious with walk through closet to full ensuite bathroom. Second bedroom is a good size as well. 3 piece bathroom & laundry closet complete the unit. Amazing location walking distance to schools, parks, shopping, dining & more. This complex offers a workout facility, amenities room that can be booked for large family gatherings and a guest suite that can be reserved. Game nights, movie nights and other activities put on monthly as well. Condo fees include heat, water, common are maintenance, snow removal, reserve fund contribution.