

**303, 11220 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2192192**



**\$165,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	138.38 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

This spacious condo offers an unbeatable combination of comfort, convenience, and affordability, with utilities included and the added bonus of underground parking. Ideally located near a wealth of amenities, this quiet, well-maintained unit is perfect for those working at the new hospital or attending the local college. Within walking distance to two grocery stores, shops, restaurants, NWP, and the new GP Regional Hospital, everything you need is just around the corner. The two generously-sized bedrooms and one bathroom make for a cozy yet functional layout, and newly installed washer and dryer in-suite add to the convenience. The open-concept living area, enhanced by west-facing patio doors, allows natural light to pour in throughout the day. Step outside onto your deck, where you'll find a gas hookup ready for your BBQ. Enjoy the best of both worlds with a sunny, west-facing unit and the comfort of central A/C to keep you cool in the summer. The unit comes with a heated underground parking stall and additional storage space, while the building itself offers secure access with elevator service, making it easy to bring in groceries without the hassle of stairs. There's even a gym on the main level. With heat, water, and power all covered in the condo fee (a rare bonus!), plus fibre optic internet at a discounted rate for gamers, this home offers excellent value. Whether you're a first-time buyer, investor, or looking to downsize, this condo offers the perfect blend of location, comfort, and practicality.