

214, 11220 104 Avenue
Grande Prairie, Alberta

MLS # A2213639



\$224,500

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|-----------|------------------------------------|--------|-------------------|
| Division: | Gateway | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,021 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|---|------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 692 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | RM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Air conditioning unit

Welcome to this freshly painted, very clean and well-kept 2 bedroom, 2 bathroom corner unit located on the second floor of Axxess Gateway! Step into a spacious entryway featuring a double closet and a convenient laundry/storage room. The open-concept layout connects the kitchen, dining, and living areas—ideal for hosting family and friends. The kitchen offers ample cabinetry, a large pantry, and flows seamlessly into the bright living space. Step through the patio doors onto your south-east facing balcony, perfect for soaking up the sun. The primary suite features a walk-through closet and a 4-piece ensuite with a generously sized vanity. The second bedroom is tucked away on the opposite side of the unit, next to a 3-piece bathroom—ideal for guests or roommates. You'll also love the comfort of a brand new air conditioning unit and the convenience of an assigned parking stall, and one heated underground parking stall—no more brushing off snow in the winter! This well-maintained unit is move-in ready and won't last long. Book your showing today!