ROBERT HART MOORE
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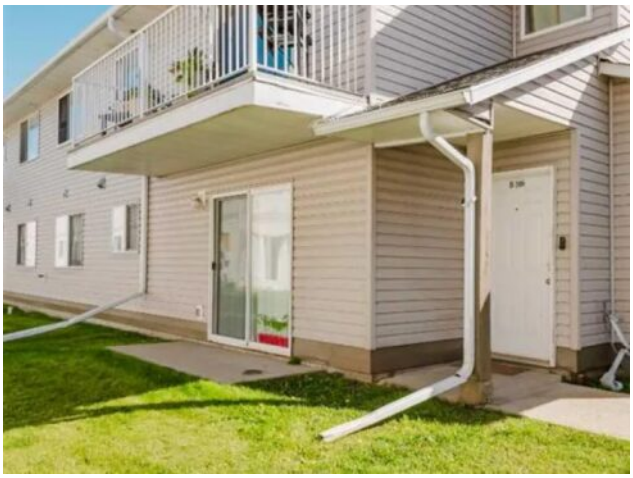
108B, 11018 106 Avenue
Grande Prairie, Alberta

MLS # A2340801



$159,900

Division:	Gateway		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	948 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 384
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: none

Affordable, Convenient & a Smart Alternative to Renting! Whether you're looking for your first home or an affordable revenue property, this top-floor, 2-bedroom, 1-bathroom condo offers an excellent opportunity to own rather than rent. With very low condo fees, the numbers make sense for both homeowners and investors. The unit features a functional layout with two bedrooms, a full bathroom and a private northwest-facing balcony—a great spot to relax and enjoy the quieter top-floor location. The real advantage is the fantastic central location. Shopping, groceries, pharmacies, restaurants, Northwestern Polytechnic and the Grande Prairie Regional Hospital are all nearby, making everyday life convenient without having to rely on a vehicle. For investors, the location and affordability make this an attractive addition to a rental portfolio. For first-time buyers, it's an opportunity to invest in your own property instead of continuing to pay rent. Affordable ownership, low monthly condo fees, a quiet top-floor location and exceptional access to everyday amenities—this one deserves a look.

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