

103C, 11018 106 Avenue
Grande Prairie, Alberta

MLS # A2162082

\$135,000

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|------------------|--------------------|---------------|-------------------|
| Division: | Gateway | | |
| Type: | Residential/Other | | |
| Style: | Townhouse | | |
| Size: | 810 sq.ft. | Age: | 1999 (25 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Lot, Stall | | |
| Lot Size: | 716.59 Acres | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|-----------------------|-------------------|------------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 332 |
| Basement: | None | LLD: | 27-71-6-W6 |
| Exterior: | Vinyl Siding | Zoning: | RM |
| Foundation: | Poured Concrete, Slab | Utilities: | - |
| Features: | Walk-In Closet(s) | | |

Inclusions: N/A

MAIN FLOOR 2-bedroom, 1-bathroom condo located in Westgate Village. This charming condo is ideal as a starter home or investment opportunity. Conveniently located within walking distance of the college, restaurants, shopping, and all essential amenities. An excellent choice for college students. The unit features a bright kitchen, master suite with a walk-in closet, second bedroom, 4-piece bath, laundry room, and a spacious dining/living area with patio doors opening to a south-facing patio perfect for enjoying the sun. Also a small storage area outside. Comes with 1 assigned parking stall with power. Condo fee of \$331.75/mo. includes water. All other utilities are extra. Current tenant on month-to-month lease is at \$1150 + utilities and the unit will be vacant Oct 1/24. No pets. DON'T WAIT—this one will go quickly! Call now to schedule a private showing.