

306, 9260 108 Avenue  
Grande Prairie, Alberta

MLS # A2164320

**\$89,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	620 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	731.42 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

MUCH CHEAPER THAN RENT&hellip;MOVE IN IMMEDIATELY!! This beautifully renovated one-bedroom condo is move-in ready and offers immediate possession! With fresh paint, newer vinyl plank flooring, a stylish tile backsplash, updated kitchen cupboards, a new bathroom vanity, brand-new countertops, and brand-new appliances, this home features a modern color palette. (All touch-up paint will be left behind for any of your touch-ups in the future). Enjoy the east-facing covered balcony, ideal for summer relaxation, barbecuing, or simply enjoying the outdoors while staying sheltered from the elements. Located in a quiet, well-maintained building, this end unit offers added privacy with only one neighbor and convenient access directly across from the stairwell. Monthly condo fees are \$340.90. This building has been totally renovated in past few years to include roof, siding, windows, patio&rsquo;s etc keeping the condo fee reasonable and it covers heat, water, garbage, snow removal, exterior maintenance, and professional management. Property taxes are \$665.74 per year, or about \$55.48 per month, making this condo exceptionally affordable. It also includes one assigned parking stall with power, and the parking lot has recently been resurfaced. This turn-key home is pet-friendly (with application and approval required). This condo is perfect for first-time homebuyers, downsizers, and investors, this condo offers excellent value and is ready for immediate possession. If you are a renter you can stop paying more each time a lease ends, and no more needing to move from rental to rental! Stop renting and start building equity today&mdash;book your private viewing now!