

**223, 12330 102 Street  
Grande Prairie, Alberta**

**MLS # A2158704**



## \$233,000

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Window blinds

Inverness Estates is the premier condominium community in Grande Prairie and this floor plan is highly sought after. It features a large master bedroom with walk through closet to the full bath. The kitchen has received a major update with new countertops, backsplash, sink, lighting, French door refrigerator and glass top stove! The open floor plan has ample room with a combined dining and living area with access to the balcony. Your home faces the courtyard and a gas hookup on your balcony makes the summer bbq easy and care free. A spacious den is perfect as a home office or craft room. This unit comes with an underground titled parking stall with a convenient storage area for your seasonal items. This complex offers a workout facility, amenities room that can be booked for large family gatherings and a guest suite that can be reserved when family wants to stay and visit (\$75 first night and \$50 thereafter). Activities like bocce ball in the courtyard, games night and coffee visits are available if you wish to join in and meet your neighbours. Professional management ensures that this complex remains Grande Prairie's premier condominium community. Book your viewing today and move in before Fall! Seller is a licensed Realtor in the province of Alberta.