

103C, 11018 106 Avenue  
Grande Prairie, Alberta

MLS # A2162082



## \$135,000

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

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	None	<b>LLD:</b>	27-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	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.