

403, 10405 99 Avenue  
Grande Prairie, Alberta

MLS # A2163776



## \$144,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Discover the perfect blend of comfort and convenience with this beautifully maintained 840 sq. ft. condo, nestled in the heart of Muskoseepi Park. Experience affordable living within walking distance to the park's serene trails, while enjoying the vibrant amenities of downtown Grande Prairie just minutes away. This bright and modern 2 beds & 2 bath condo boasts a stylish, updated interior and is located in a quiet, well-managed building. In-suite washer and dryer for added convenience. Shut-off valves on all water sources provide peace of mind, while the spacious master bedroom offers a walk-in closet, ensuite, and extra storage. The thoughtful floor plan ensures privacy with bedrooms situated on opposite sides of the unit. Condo fees cover water, heating, garbage collection, as well as building and ground maintenance, allowing for a hassle-free lifestyle. It's a strict no-smoking, no-vaping, and no-cannabis policy for a clean and healthy living environment. Don't miss your chance to own this move-in-ready gem in a prime location! Schedule your viewing today!