

**306, 10230 106 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2220921**

**\$109,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** As-is where is, as per Schedule A

Here's the investment condo you have been waiting for - whether its for yourself to move into, or secure some great tenants! This two bedroom, one bath condo is centrally located close to schools, shopping, Muskoseepi park, and NWP. There have been upgrades to this unit to remove the full wall between kitchen and living room to open up the floor plan. Newer vinyl plank flooring throughout the main areas and the bathroom is renovated. The bedrooms are a great size, and there is a HUGE storage room as well. The building features free usage of the laundry machines (conveniently located on each floor), elevator, & key fob access for security. One energized parking stall assigned for your usage. Condo fees cover the heat and water, sewer and garbage removal. This condo is sold As-is, Where is - Schedule A must be attached to all offers, Contact a REALTOR to see this great opportunity!