

**405, 10230 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2231929**



**\$134,900**

<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>	Stall		
<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>	\$ 576
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** refrigerator, stove, dishwasher, key fob, 1 parking stall

Overlooking Muskoseepi Park!! Imagine coming home to a space that asks little of you&mdash;just to relax, breathe, and feel at ease. This thoughtfully updated 2-bedroom, 1-bathroom corner condo offers more than just low-maintenance living; it offers comfort you can count on. With fresh paint, modern flooring, and stylish kitchen and bathroom upgrades, this home has been lovingly improved to support the life you want&mdash;easy, calm, and clutter-free. Enjoy your morning coffee or evening wind-down on the southwest-facing balcony with a beautiful park view&mdash;your own private corner of serenity. At over 800 sq. ft., the spacious layout is complemented by triple-pane windows for quiet living and energy efficiency. Located in a well-managed, full concrete building, this condo offers the peace and stability that only a solid foundation&mdash;and a strong reserve fund&mdash;can provide. You'll also appreciate the convenience of an elevator, assigned outdoor parking, and common green space with picnic tables, perfect for a good book or a heartwarming chat. Call your realtor today to book a hassle free showing.