

**104, 11240 104 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2250443**



**\$224,900**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Heated Garage, Underground		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	Public
<b>Sewer:</b>	Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	rm
<b>Utilities:</b>	Electricity, Natural Gas

**Inclusions:** furniture and appliances

This beautifully updated and fully furnished 2 bed, 2 bath executive condo in the desirable Westgate area offers exceptional style, comfort, and unbeatable convenience with ALL utilities included in the condo fees (excluding internet/TV). Currently rented month-to-month at \$1,895 fully furnished, this main floor unit is a rare opportunity for investors or buyers looking for move-in ready living. High-end renovations completed approx. 9 years ago include Italian tile flooring in the kitchen and living room, plush carpet in the bedrooms, upgraded trim and baseboards, cove crown moulding, wainscoting in the dining room, solid wood doors, and custom cabinetry. The kitchen is enhanced with a tiled backsplash, OTR microwave, and dishwasher, while both bathrooms also feature stylish tile finishes. A tiled underground heated stall (#279) is included along with condo fees of \$624.17, covering power, gas, water, sewer, garbage, snow removal, and structural insurance. Located steps from the new hospital, big box shopping, and amenities, this is the only condo currently available in the complex—don't miss out! Maximum number of pets allowed is two and includes only birds, fish, cats, and dogs. • There is a size limit (15 kg) on allowed pets, a form must be filled out and approved by Condo management, see new owners package and bylaws. Photos from previous listing.