



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

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**104, 10230 106 Avenue
Grande Prairie, Alberta**

MLS # A2262977



\$89,900

Division:	Avondale		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	583 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Window Coverings.

Live for less than rent! How many places could you own with a mortgage of less than \$500 per month? Plus, the condo fees cover all the regular utilities except for power! Located near the scenic Muskoseepi Park, this solid and quiet one-bedroom ground-floor condo in Matricia Towers offers exceptional value and convenience. Located within walking distance to shopping and just a short walk across Muskoseepi park to Northern Polytechnic, it's perfect for students, professionals, or anyone seeking a peaceful and everything-is-nearby lifestyle. The affordable condo fees include heat, water, and garbage, making this one of the most budget-friendly ownership opportunities in the city. Residents also enjoy free laundry facilities on every floor, no noisy pets, assigned outdoor parking, and access to a fenced green space—ideal for relaxing or socializing in a private outdoor setting.