

**116, 10405 99 Avenue
Grande Prairie, Alberta**

MLS # A2211928



\$169,900

Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,104 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 698
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: All light fixtures, all window coverings

Perfect for Students!! Prime Location Near the College! Enjoy a low-maintenance lifestyle in this spacious and bright 3-bedroom, 2-bathroom ground floor corner unit, ideally located with stunning views of Muskoseepi Park and downtown Grande Prairie. Whether you're a student needing easy access to the college or someone looking to simplify, this home offers both convenience and comfort. Start your day with a coffee on the patio as you take in beautiful sunrises and the peaceful park views. Step right outside to enjoy walking trails, downtown dining, community events, and the Bonnetts Energy Centre—all just a short walk away. Inside, you'll love the open layout, in-suite laundry, and a generous primary bedroom with a walk-through closet and private ensuite. This unit also includes a garage and an additional parking stall. Condo fees cover heat, water, garbage, recycling, year-round maintenance of common areas, and access to the on-site gym—making life that much easier. If you're ready to start your stress-free lifestyle, reach out to your favourite agent and view this gem today!