

**214, 11220 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2213639**



**\$224,500**

<b>Division:</b>	Gateway		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 692

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** Air conditioning unit

Welcome to this freshly painted, very clean and well-kept 2 bedroom, 2 bathroom corner unit located on the second floor of Axxess Gateway! Step into a spacious entryway featuring a double closet and a convenient laundry/storage room. The open-concept layout connects the kitchen, dining, and living areas—ideal for hosting family and friends. The kitchen offers ample cabinetry, a large pantry, and flows seamlessly into the bright living space. Step through the patio doors onto your south-east facing balcony, perfect for soaking up the sun. The primary suite features a walk-through closet and a 4-piece ensuite with a generously sized vanity. The second bedroom is tucked away on the opposite side of the unit, next to a 3-piece bathroom—ideal for guests or roommates. You'll also love the comfort of a brand new air conditioning unit and the convenience of an assigned parking stall, and one heated underground parking stall—no more brushing off snow in the winter! This well-maintained unit is move-in ready and won't last long. Book your showing today!