

# \$164,900 - 411, 10405 99 Avenue, Grande Prairie

MLS® #A2188693

**\$164,900**

2 Bedroom, 2.00 Bathroom, 852 sqft

Residential on 0.00 Acres

College Park., Grande Prairie, Alberta

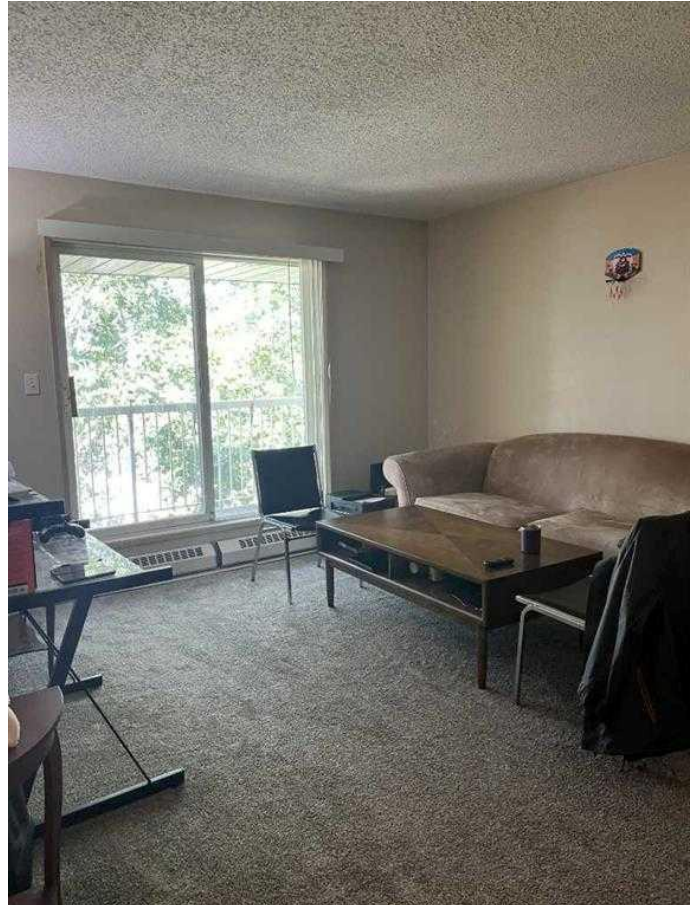
AMAZING POTENTIAL! This property is 852 sq ft with 2 bedrooms & 2 bathrooms near the college, so it could be purchased for college student or see if tenants want to stay and have your own rental property! It might be a great way to down size and when you are away all outside maintenance is covered. There is also a single car garage included with the property. Beautiful Bear Creek valley just behind the building, with walking trails to Muskoseepi Park to the north, with outdoor pool, mini golfing and other outdoor fun! This home also has a in suite laundry, washer and dryer included, functional kitchen with 4 appliances included. Condo fee includes heat, water & sewer, outside maintenance & grounds,, building maintenance, building insurance, property management company, reserve fund, trash collection from garbage bins. Lease is up the end of March 2025. It's a strict no-smoking, no-vaping, and no-cannabis building. Condo fee is \$509.94 plus \$188.32 for 5 year levy term from 2024. Total fee per month is \$698.26. Levy loan detail in letter in supplements. Call today and book a time to have a look!!

Built in 1995

## Essential Information

MLS® # A2188693

Price \$164,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	852
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	411, 10405 99 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0S4

### Amenities

Amenities	Other, Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Elevator, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Wood Frame

### Additional Information

Date Listed January 18th, 2025

Days on Market 100

Zoning RM

### **Listing Details**

Listing Office RE/MAX Grande Prairie



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