

# \$169,900 - 116, 10405 99 Avenue, Grande Prairie

MLS® #A2211928

**\$169,900**

3 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.00 Acres

College Park., Grande Prairie, Alberta

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!

Built in 1995

## Essential Information

MLS® # A2211928

Price \$169,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	116, 10405 99 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6Z3

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Snow Removal, Trash, Storage
Parking Spaces	2
Parking	Assigned, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	RM
HOA Fees	698
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.