

# \$182,000 - 203, 11230 104 Avenue, Grande Prairie

MLS® #A2253042

**\$182,000**

2 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Gateway., Grande Prairie, Alberta

Affordable and comfortable homeownership in Axxess Condominiums with ALL utilities included in the condo fee, including underground parking! This recently renovated condo boasts professionally installed flooring throughout, an updated bathroom, and modern lighting. Located in a secure building, it's ideal for professionals at the new hospital or students at the local college. Enjoy the convenience of walking distance to grocery stores, shopping, restaurants, NWP, and the new GP Regional Hospital.

Featuring two generous bedrooms, a refreshed bathroom, and in-suite washer and dryer (replaced in 2023), this condo offers convenience and comfort. Open concept living with south-facing patio doors flooding the space with natural light, and a deck equipped with a gas line for your BBQ.

Included with this unit is a heated underground parking stall, with the option to access a second above-ground parking stall for just \$25/month. Say goodbye to grocery-lugging stairs, as the secure building features elevator access and a gym on the main level for your fitness needs.

The condo fee covers heat, water, and POWER—a rare find in condos—and offers fiber optic internet at a discounted rate. Whether you are seeking an investment property, a first home, or downsizing, this



condo is your perfect match. Contact your preferred REALTOR today to schedule a viewing!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253042          |
| Price          | \$182,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 695               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 203, 11230 104 Avenue |
| Subdivision | Gateway.              |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V0P3                |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking                  |
| Parking Spaces | 1                                                             |
| Parking        | See Remarks, Titled, Underground, Additional Parking, Secured |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |

|              |           |
|--------------|-----------|
|              | Stacked   |
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, BBQ gas line  |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 17                  |
| Zoning         | RM                  |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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