418, 12330 102 Street
Grande Prairie, Alberta

MLS # A2204872

$254,900
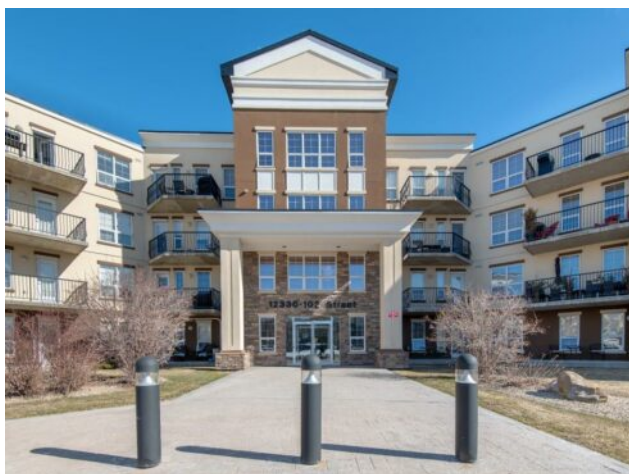
Division:	Northridge
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	830 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	1	**Baths:**	1

Garage:	Secured, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard		**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 496
Basement:	-		**LLD:**	-
Exterior:	Brick, Concrete		**Zoning:**	RM
Foundation:	-		**Utilities:**	-

Features:	Laminate Counters, Recreation Facilities, Storage, Walk-In Closet(s)

Inclusions:	N/A

Inverness Estates is the premier condominium community in Grande Prairie and this floor plan is highly sought after. It features a large master bedroom with walk through closet to the full bath. The kitchen is nicely appointed with stainless appliances and an eating bar. The open floor plan has ample room with a combined dining and living area with access to the balcony. The spacious den is bright and light with a large window and is perfect as a home office or a guest room. Enjoy warm summer evenings on your balcony where grilling is made easy with a gas hook up for your bbq. This unit comes with an underground titled parking stall with a convenient storage area for your seasonal items. This complex offers a workout facility, amenities room that can be booked for large family gatherings and a guest suite that can be reserved when family wants to stay and visit ($75 first night and $50 thereafter). Activities like bocce ball in the courtyard, games night and coffee visits are available if you wish to join in and meet your neighbours. Professional management ensures that this complex remains Grande Prairie’s premier condominium community. Currently this home is tenant occupied with a monthly rent of $1900 and a lease ending August 31, 2025 making it a desirable income property. Whether you’re looking for your new home or for an investment opportunity book your viewing today!