

# \$185,000 - 309, 11240 104 Avenue, Grande Prairie

MLS® #A2244304

## \$185,000

1 Bedroom, 1.00 Bathroom, 554 sqft

Residential on 0.00 Acres

Gateway., Grande Prairie, Alberta

**\*\*RARE FIND IN AXXCESS CONDOS ONE BEDROOM PLUS DEN PLUS UNDERGROUND PARKING STALL\*\*** This unit has been freshly cleaned and is ready for new owners or investors. The main living area features open concept kitchen and living room, dinning room area which leads out onto your private east facing balcony. The single bedroom is large and this unit also features a large den (no window) that would be perfect for an office or larger tv area. Bonus this unit comes with one titled underground parking stall. Additional exterior stalls may be available through the condo manager for a fee. Located in Axxcess Condos, you are steps away from shopping and a short drive to the hospital or college so perfect for students or those working at the hospital.

Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244304    |
| Price          | \$185,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 554         |
| Acres          | 0.00        |
| Year Built     | 2007        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 309, 11240 104 Avenue |
| Subdivision | Gateway.              |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 0P3               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Parking, Trash |
| Parking Spaces | 1                           |
| Parking        | Underground                 |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                              |
| Cooling           | None                                                   |
| # of Stories      | 4                                                      |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Balcony      |
| Construction      | Vinyl Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 21              |
| Zoning         | RM              |

### Listing Details

|                |                                                          |
|----------------|----------------------------------------------------------|
| Listing Office | Better Homes and Gardens Real Estate Approved Properties |
|----------------|----------------------------------------------------------|

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