

# \$224,900 - 208, 11240 104 Avenue, Grande Prairie

MLS® #A2235281

## \$224,900

2 Bedroom, 2.00 Bathroom, 846 sqft

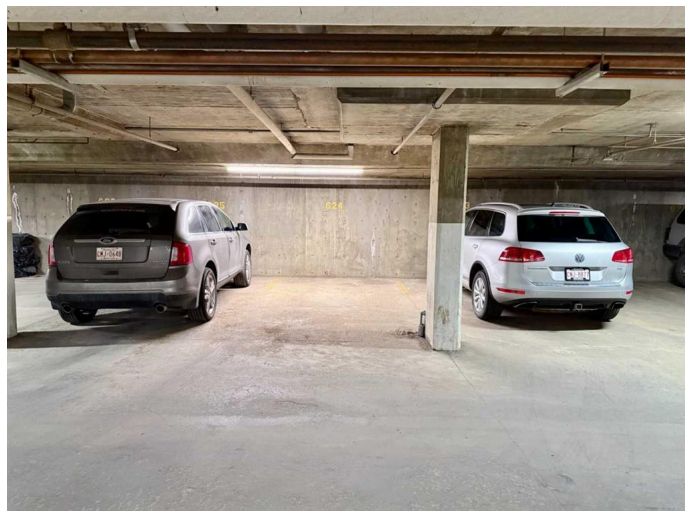
Residential on 0.00 Acres

Gateway., Grande Prairie, Alberta

2 Bed, 2 Bath Condo with Underground Parking & Amenities Galore! Welcome to effortless condo living in this nicely finished, very clean 2 bedroom, 2 bathroom apartment-style home! Located in a well-maintained building with top-notch amenities, this move-in-ready unit offers the perfect blend of comfort, convenience, and style. Step inside to an open-concept layout featuring a bright and spacious living area with large patio door to a balcony, a fully equipped kitchen (pots/pans, glassware, dishes, utensils, etc.), and in-suite laundry. The primary bedroom boasts a second balcony, a walk-through closet and a private 4-piece ensuite, while the second bedroom and full bathroom provide flexible space for guests, a home office, or family. This condo comes fully furnished with sofas, beds, linens, etc - you just need to move in! Enjoy access to the building's fully equipped gym, underground heated parking, and secure entry. The parking stall is close to the elevator, and the unit is also close to the elevator - no struggle hauling groceries. The additional outside stall (rented) is very close to the main entrance as well. Whether you're a first-time buyer, downsizer, or investor, this condo checks so many boxes. Close to shopping, restaurants, parks, and transit - this is urban living made easy!

Built in 2007

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2235281          |
| Price          | \$224,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 208, 11240 104 Avenue |
| Subdivision | Gateway.              |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 0P3               |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking |
| Parking Spaces | 2                                            |
| Parking        | Parkade, Stall, Underground                  |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Elevator |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                          |
| Heating           | Baseboard                                                                                 |
| Cooling           | None                                                                                      |
| # of Stories      | 4                                                                                         |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Balcony     |
| Lot Description   | See Remarks |
| Construction      | Concrete    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | RG             |

**Listing Details**

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

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