

# \$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 area features open concept kitchen and small living room, dinning room area which leads out onto your private balcony. The single bedroom is quite 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.

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 | 1               |
| Zoning         | RM              |

### Listing Details

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

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