

# **\$273,000 - 108, 12310 102 Street, Grande Prairie**

MLS® #A2187565

**\$273,000**

2 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.01 Acres

Northridge., Grande Prairie, Alberta

IMMEDIATE POSSESSION POSSIBLE! 2 bed, 2 bath condo in prestigious "Inverness Estates"! Awesome features include open layout, 9' ceilings & ample natural light. Primary bedroom has walk-through closet into its own full ensuite. Generous sized 2nd bedroom has double door closet and is situated right across the hallway from the main bathroom. Space-saving laundry is in own room with some shelving to store your supplies. Neutral, warm colour palette makes for easy decorating & accessorizing. "U" shaped kitchen has tile flooring, tile backsplash & black appliances. Southside patio off large living room to enjoy when the weather turns warmer. This ground floor unit includes underground, titled parking stall. What a treat to not have to scrape off ice and snow from your vehicle in the cold days of winter! Storage cage included as well for your items such as extra tires. Building "A" also has amenity room for resident use. Condo fees include professional management, upkeep of the gorgeous grounds & super clean buildings, plus heat, water, sewer & trash removal. Keep fit at the gym (for residents only) located in the complex. This condo is a great opportunity for living in oneself or to utilize as a rental property. Excellent location close to many businesses, restaurants, shopping and quick access to City's north end & Clairmont areas. Contact a REALTOR® for more info or to view!



Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2187565    |
| Price          | \$273,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,014       |
| Acres          | 0.01        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 108, 12310 102 Street |
| Subdivision | Northridge.           |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 0N4               |

**Amenities**

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Visitor Parking                                                                                                                      |
| Utilities      | Electricity Connected, Electricity Not Paid For, Garbage Collection, Heating Paid For, See Remarks, Sewer Connected, Water Connected, Water Paid For |
| Parking Spaces | 1                                                                                                                                                    |
| Parking        | See Remarks, Assigned, Other, Secured, Stall, Titled                                                                                                 |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Hot Water                                           |
| Cooling           | None                                                           |
| # of Stories      | 4                                                              |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other, Uncovered Courtyard |
| Construction      | Vinyl Siding               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 90                 |
| Zoning         | RM                 |

**Listing Details**

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

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