



**DJ Golden**  
**REAL ESTATE**

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**411, 10405 99 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2188693**



**\$164,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Elevator, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 698
<b>LLD:</b>	-
<b>Zoning:</b>	RM
<b>Utilities:</b>	-

**Inclusions:** NONE

AMAZING POTENTIAL! This property is 852 sq ft with 2 bedrooms & 2 bathrooms near the college, so it could be purchased for college student or see if tenants want to stay and have your own rental property! It might be a great way to down size and when you are away all outside maintenance is covered. There is also a single car garage included with the property. Beautiful Bear Creek valley just behind the building, with walking trails to Muskoseepi Park to the north, with outdoor pool, mini golfing and other outdoor fun! This home also has a in suite laundry, washer and dryer included, functional kitchen with 4 appliances included. Condo fee includes heat, water & sewer, outside maintenance & grounds,, building maintenance, building insurance, property management company, reserve fund, trash collection from garbage bins. Lease is up the end of March 2025. It's a strict no-smoking, no-vaping, and no-cannabis building. Condo fee is \$509.94 plus \$188.32 for 5 year levy term from 2024. Total fee per month is \$698.26. Levy loan detail in letter in supplements. Call today and book a time to have a look!!