

320, 12310 102 Street
Grande Prairie, Alberta

MLS # A2343970



\$399,999

Division:	Northridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,130 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 654
Basement:	-	LLD:	-
Exterior:	Other, Stone	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer,

Welcome to care free living at sought-after Inverness Estates! This exceptionally well-kept 3rd floor corner unit offers 2 bedrooms and 2 bathrooms in a beautiful, well-maintained building. The entrance has a large closet for coats and shoes, and lots of room for a bench. There is a full bathroom as you come in from the entrance. The U-shaped kitchen offers plenty of maple cabinetry (in excellent condition) and a functional layout, and there is opportunity for an eating bar on the living side as well. The laundry room has a stacking washer and dryer, and extra shelving and a large cabinet for cleaning supplies and storage. The spacious primary bedroom has room for a king bed and furniture, and features a walk-through closet leading to the 3-piece ensuite bathroom, which also offers additional cabinetry for extra storage. The living and dining space is expansive and full of East facing windows, bringing sunshine in but not the hot heat. The corner location provides added privacy from the hallway (nobody walking by) and so much natural light inside. The second bedroom is a nice size for a kids or guest room, desk/office, or hobby area. This unit comes with one underground parking stall with storage cage, and an additional storage cage - located just across from the elevator entrance. Inverness Estates has a gym located in one building, and a guest suite that residents can rent for their company. Conveniently located close to shopping, restaurants, schools, transit, Northwestern Polytechnic, Grande Prairie Regional Hospital and Prairie Mall. Floor plan from Inverness Estates shows unit is 1198 sq ft. Paint to paint (interior measurement) is 1130 sq ft.