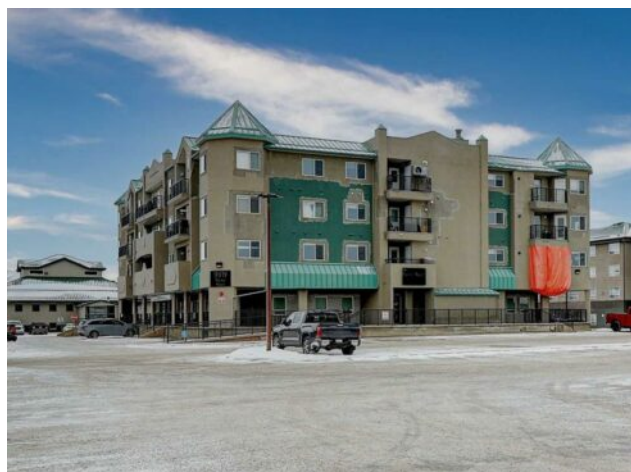


403, 9919 99 Avenue
Grande Prairie, Alberta

MLS # A2282086



\$279,900

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.06 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: na

Downtown condo living at its best! Fully renovated 2 bed, 2 bath Market Manor unit in the heart of Grande Prairie—close to shopping, dining, library, healthcare, and recreation. Open, spacious layout with hardwood & tile floors, white kitchen with granite counters, new windows, private ensuite with walk-in closet, and separate laundry/storage. Secure concrete building featuring a bright central atrium, heated underground assigned parking with car wash and heated ramp. Well-managed with recent upgrades. Condo fee includes heat, water, sewer, garbage/recycling, maintenance, insurance, and reserve fund. Quick possession available—don't miss this one!