



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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342, 10150 121 Avenue  
 Grande Prairie, Alberta

MLS # A2189049



**\$200,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 388
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings

Great starter home or if you have roommates or use as investment property to add to your rental portfolio! This townhouse style condo with attached single garage, is in Phase III, the most westerly area of the charming "Chelsea Villas" community. 2 outside parking spaces are on driveway allowing you to use the garage for storage, if you wanted. Home is in just a super location close to the "Prairie Mall", tons of north end businesses, restaurants, medical offices, transit stop & many other services. Just a hop, skip and a jump if you work in the busy Clairmont area as well. The 2 storey structure has main floor with open, bright plan and newer vinyl plank flooring, and a convenient half bathroom off front entry. Kitchen has attractive stainless steel appliances with dining area access to the west side raised patio to relax & enjoy our long & lovely summer evenings on. 3 generous sized bedrooms are upstairs plus full bathroom & hall closet. Undeveloped basement with laundry area is a blank slate waiting for your imagination to complete! Space enough to add another full bathroom and bedroom to the layout, should you desire. Condo fees include water, professional management, snow & garbage removal, and common area maintenance. \*\*\* Please note: photos & 3D Tour were taken when unit was vacant. Currently tenant occupied. 24 hour notice required for viewing. \*\*\* Current rent is \$1,550 with water included & lease ends March 31, 2025. Contact a REALTOR® today for more information or to view.