

# \$224,900 - 104, 11240 104 Avenue, Grande Prairie

MLS® #A2250443

## \$224,900

2 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 1.00 Acres

Gateway., Grande Prairie, Alberta

This beautifully updated and fully furnished 2 bed, 2 bath executive condo in the desirable Westgate area offers exceptional style, comfort, and unbeatable convenience with ALL utilities included in the condo fees (excluding internet/TV). Currently rented month-to-month at \$1,895 fully furnished, this main floor unit is a rare opportunity for investors or buyers looking for move-in ready living. High-end renovations completed approx. 9 years ago include Italian tile flooring in the kitchen and living room, plush carpet in the bedrooms, upgraded trim and baseboards, cove crown moulding, wainscoting in the dining room, solid wood doors, and custom cabinetry. The kitchen is enhanced with a tiled backsplash, OTR microwave, and dishwasher, while both bathrooms also feature stylish tile finishes. A titled underground heated stall (#279) is included along with condo fees of \$624.17, covering power, gas, water, sewer, garbage, snow removal, and structural insurance. Located steps from the new hospital, big box shopping, and amenities, this is the only condo currently available in the complexâ€™donâ€™t miss out! Maximum number of pets allowed is two and includes only birds, fish, cats, and dogs.

â€¢ There is a size limit (15 kg) on allowed pets, a form must be filled out and approved by Condo management, see new owners package and bylaws. Photos from previous listing.



Built in 2007

## Essential Information

MLS® #	A2250443
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	1.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	104, 11240 104 Avenue
Subdivision	Gateway.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0P3

## Amenities

Amenities	Elevator(s), Fitness Center, Parking, Visitor Parking
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	1
Parking	Driveway, Heated Garage, Underground
# of Garages	1

## Interior

Interior Features	No Smoking Home
Appliances	See Remarks
Heating	Baseboard
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	rm

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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