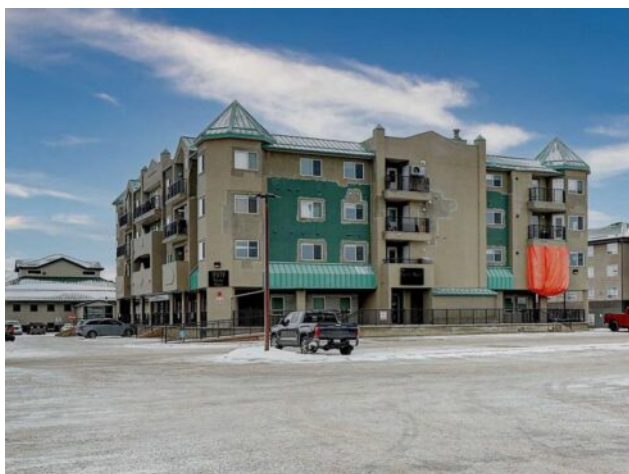


403, 9919 99 Avenue
Grande Prairie, Alberta

MLS # A2282086



\$249,900

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

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete, Stucco, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 462

LLD: -

Zoning: CC

Utilities: -

Inclusions: na

Downtown condo living at its best! 2 bed, 2 bath Market Manor unit in the heart of Grande Prairie—close to shopping, dining, library, healthcare, and recreation. Take an elevator ride to the top floor to view this open, spacious layout with hardwood & tile floors, white kitchen, 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!