

# SHELDON SWAIN

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407 9919 99 Avenue  
Grande Prairie, Alberta

MLS # GP214581



## \$259,900

<b>Division:</b>	Central Business District		
<b>Type:</b>	Apartment		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	1995 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Underground		
<b>Driveway:</b>	Paved		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Other	<b>Taxes:</b>	\$ 3,030
<b>Basement:</b>	None	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stucco	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Countertop(s)-Granite, Deck, Ensuite, Laundry-In-Suite, Non-Smoking Home, Patio		

**Inclusions:** -

Vacant and professionally cleaned. IDEAL location for real life condo living! No need for a car, this well kept 3 bed 2 bath condo is located within walking distance of all amenities including grocery stores, restaurants, and tons of local shops. Not to mention there is also a bus route just a few short feet away. Kitchen is very functional, great layout, stainless appliances, and plenty of cupboard space. All bedrooms are LARGE in size, including the master which has a spacious ensuite with tiled shower and big closet for his and her stuff. Recent renovations include, new flooring, paint, light fixtures, new kitchen and new bathrooms with Granite Counter tops. The building itself is well kept and immaculate looking and also comes with 1 underground parking stall!