



318, 12310 102 Street  
Grande Prairie, Alberta

MLS # A2168925

**\$284,900**



<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** Built-In Shelving In 2nd Bedroom, Blinds

Welcome to Inverness Estates, the most desirable condo building in town, renowned for its exceptional concrete construction that ensures peace and quiet, while a large central courtyard adds a layer of privacy and shelter from the wind. Located in a prime area close to numerous amenities, this 2-bedroom, 3rd-floor unit offers a stunning west-facing view over nearby houses, providing breathtaking sunsets and a refreshing breeze. With the condo market heating up and inventory low, this is a rare opportunity. The unit includes one underground parking stall with an option to rent a storage cage, and the complex features an amenities room, gym, and rentable suite for guests. Recently updated with new paint throughout, this home boasts a refreshed kitchen and bathroom with Calacatta Emporia Quartz countertops and waterfall edges, black hardware, and a new under-mount silgranit kitchen sink and porcelain vanity sink. The kitchen shines with a new marble backsplash, light rail, crown molding with custom LED lighting controlled via phone or remote, and brand-new Frigidaire Professional series appliances. Additional updates include new casing, baseboards, luxury vinyl plank flooring, blackout/privacy blinds, integrated patio door blinds, new light fixtures, bedroom ceiling fans, custom walk-in closet millwork, and a marble tub surround. Practical touches like custom storage shelving in the second bedroom (currently used as a pantry), wall-hung bike storage, black door hardware, a new washroom exhaust fan with moisture monitoring, and updated faucets round out this impeccable home. Don't miss your chance to live in luxury at Inverness Estates!