

# \$254,900 - 418, 12330 102 Street, Grande Prairie

MLS® #A2204872

**\$254,900**

1 Bedroom, 1.00 Bathroom, 830 sqft  
Residential on 0.00 Acres

Northridge., Grande Prairie, Alberta

Inverness Estates is the premier condominium community in Grande Prairie and this floor plan is highly sought after. It features a large master bedroom with walk through closet to the full bath. The kitchen is nicely appointed with stainless appliances and an eating bar. The open floor plan has ample room with a combined dining and living area with access to the balcony. The spacious den is bright and light with a large window and is perfect as a home office or a guest room. Enjoy warm summer evenings on your balcony where grilling is made easy with a gas hook up for your bbq. This unit comes with an underground titled parking stall with a convenient storage area for your seasonal items. This complex offers a workout facility, amenities room that can be booked for large family gatherings and a guest suite that can be reserved when family wants to stay and visit (\$75 first night and \$50 thereafter). Activities like bocce ball in the courtyard, games night and coffee visits are available if you wish to join in and meet your neighbours. Professional management ensures that this complex remains Grande Prairie's premier condominium community. Currently this home is tenant occupied with a monthly rent of \$1900 and a lease ending August 31, 2025 making it a desirable income property. Whether you're looking for your new home or for an investment opportunity book your viewing today!



Built in 2007

### Essential Information

MLS® #	A2204872
Price	\$254,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	418, 12330 102 Street
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0N4

### Amenities

Amenities	Elevator(s), Parking, Fitness Center, Guest Suite, Party Room, Secured Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Secured, Titled, Underground

### Interior

Interior Features	Laminate Counters, Storage, Walk-In Closet(s), Recreation Facilities
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
-------------------	-----------------------

Construction Concrete, Brick

### **Additional Information**

Date Listed March 25th, 2025

Days on Market 29

Zoning RM

### **Listing Details**

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.