

\$279,900 - 316, 10405 99 Avenue, Grande Prairie

MLS® #A2264751

\$279,900

3 Bedroom, 2.00 Bathroom, 1,143 sqft
Residential on 0.00 Acres

College Park., Grande Prairie, Alberta

Rare opportunity to own a top-floor corner condo with two single garages and stunning views of Muskoseepi Park and 214 Place from your private balcony. This spacious and beautifully updated 3-bedroom, 2-bathroom unit is one of very few 3-bedroom condos available in the city. With windows on multiple sides, it offers exceptional natural light, cross-breezes, and privacy.

The open-concept layout has been updated throughout. The modern kitchen includes stainless steel appliances, quartz countertops, tile flooring, an undermount sink, and a bonus butler's pantry. Both bathrooms have been updated, with a 4-piece main bath and a 3-piece ensuite. The generous primary bedroom includes a walk-in closet and ensuite. The second bedroom is set up as a bedroom and fits a queen bed and has two large closets. The third bedroom is currently set up as an office with built-in shelving but could be easily used as a 3rd bedroom.

Additional features include in-suite laundry, a private balcony overlooking Muskoseepi Park, and a well-equipped fitness room on the main floor. This rare condo also includes two private single garages, an exceptional bonus rarely found in condo living.

The condo fee of \$699.96 per month includes heat, water, building maintenance, condo management, offsite security monitoring, and



reserve fund contributions. The building is well-managed with a healthy reserve fund and proactive condo board.

Currently rented furnished, making it an attractive investment opportunity or an easy transition for an owner-occupant. Furnishings can be negotiated with a new buyer if desired. Centrally located for quick access to downtown, shopping, and walking trails.

Built in 1995

Essential Information

MLS® #	A2264751
Price	\$279,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,143
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	316, 10405 99 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6Z3

Amenities

Amenities	Elevator(s), Fitness Center, Trash
Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating Baseboard
Cooling None
of Stories 3

Exterior

Exterior Features Balcony
Roof Asphalt Shingle
Construction Stucco

Additional Information

Date Listed October 16th, 2025
Days on Market 7
Zoning RM

Listing Details

Listing Office Better Homes and Gardens Real Estate Approved Properties

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.