

**L104, 8640 103 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2144756**



**\$199,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 947 sq.ft.                          | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | See Remarks                         |               |                   |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | \$ 359 |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks             |                   |        |

**Inclusions:** N/A

Your INVESTMENT PROPERTY or STARTER HOME awaits! Excellent, 2 bedroom + 2 full bathroom unit with SINGLE ATTACHED GARAGE located in The Village At Crystal Landing, its a well-kept & professionally managed complex within walking distance of Ivy Lake paved walking trails, playgrounds, downtown amenities and both Ivy Macklin and Holy Cross schools. Just off the front entrance is the main floor laundry/utility room as well as understairs storage, a large bedroom, 3 piece bathroom and access to the garage . Upper level features a bright open concept kitchen, dining and large living area. The functional kitchen offers plenty of cupboard and counter space featuring light maple cabinets. Finishing off the upstairs is a 2nd bedroom and 3 piece bathroom. Property includes a concrete driveway for additional parking. Enjoy the outdoors from the cement-covered patio with a convenient gas line for your BBQ and gather with the neighbours under the gazebo at the nearby courtyard. Condo living is EASY with professional management and monthly condo fees of \$358.65 that include water, garbage, snow removal and lawn maintenance. Nothing left to do but move in! Call today to view!