

**B203, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2234234**



**\$209,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crystal Landing   |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 950 sq.ft.  | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Double Garage Detached, Parking Lot, Plug-In, See Remarks |               |                   |
| <b>Lot Size:</b> | 0.03 Acre   |               |                   |
| <b>Lot Feat:</b> | Landscaped  |               |                   |

|                    |  |                   |            |
|--------------------|--|-------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -          |
| <b>Floors:</b>     | Linoleum, Vinyl Plank  | <b>Sewer:</b>     | -          |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 350     |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | 30-71-5-W6 |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RM         |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry |                   |            |

**Inclusions:** N/A

Top floor 2 bed, 1 bath condo with DETACHED (Assigned)GARAGE #8 located in the Village at Crystal Landing. This unit features a spacious open concept layout with a large kitchen that offers lots cabinetry and counter space, pantry, and handy breakfast bar. Laundry/utility room is conveniently located right off the kitchen. Large living area opens onto an east-facing balcony, perfect for morning sun and evening BBQs with the gas line hookup. Primary bedroom with walk-in closet and 2nd bedroom share a 4 pc bath with large vanity. Appliance age: Washer/Dryer (1 yr), Fridge (2018), Dishwasher(2017), HWT (2016), Furnace Motor (2018). THE SELLER IS OFFERING A \$1,000 CREDIT FOR A NEW STOVE AND A \$1000 CREDIT TOWARDS FRESH PAINT, so you can easily make it your own. Enjoy one POWERED PARKING STALL, additional visitor parking, and with condo fees of \$349.99/month that include water, sewer, garbage, snow removal, lawn care, and exterior maintenance you'll enjoy a low-maintenance, stress-free lifestyle. Ideally located close to an array of amenities, including shopping centers, restaurants, parks, schools and within walking distance of Ivy Lake and its walking trails. IMMEDIATE POSSESSION AVAILABLE & EASY TO VIEW!