

**202C, 8640 103 Avenue
Grande Prairie, Alberta****MLS # A2195349****\$189,900**

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Crystal Landing | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 874 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

Heating: Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** None**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** Pantry, See Remarks**Water:** -**Sewer:** -**Condo Fee:** \$ 351**LLD:** -**Zoning:** RM**Utilities:** -**Inclusions:** All light fixtures, all window coverings, GDO + control

This well-maintained townhome in Crystal Landing offers easy, stress-free living with all the essentials. Featuring a functional kitchen with warm brown finishes and a pantry, this home is both stylish and practical. The open concept living and dining area extends to a covered balcony which is perfect for relaxing and having year-round BBQ's! This home offers two comfortable bedrooms, a full bathroom, and the convenience of in-unit laundry, this home is designed for effortless living. Additional perks include a single detached garage for storing toys or to park your car in & never have to brush off the snow again, and an extra storage space just below the home. This unit is in a great neighborhood close to Schools, parks & shopping! Minutes down the road you also have a walking/biking path around the lake. For easy cleaning, there is a rough-in already for a built-in vacuum! Don't miss out on this great opportunity and call your favorite agent today to schedule a viewing!