



**GRASSROOTS**  
REALTY GROUP

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**8640 103 Avenue  
Grande Prairie, Alberta**

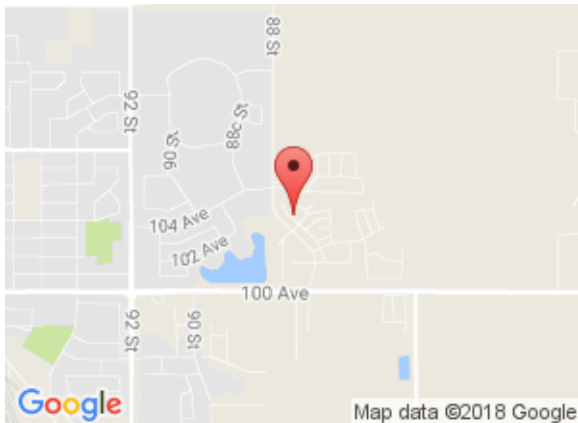


**\$194,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Townhouse/Row		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2008 (10 yrs old)
<b>Beds:</b>	1 up / 1 down	<b>Baths:</b>	2
<b>Possession:</b>	Immediate		
<b>Garage:</b>	Attached, Single		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Municipal
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 2,236
<b>Basement:</b>	None	<b>Condo Fee:</b>	\$ 286
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Restrictive Covenants, Satellite Dish		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, BBQ, GDO



DOESN'T GET ANY BETTER THAN THIS ATTRACTIVELY MAINTAINED TOWN HOME WITH GARAGE! This home is in amazing condition, offering two large sized baths & spacious bedrooms on both floors, perfect for a roommate living situation! Upstairs has a cheerful living room & dining area, with an open flow into the kitchen space and eating bar. Lots of cabinet & counter space with this kitchen, all appliances included. Condo fees include Water, Garbage Pickup, Yard Maintenance, Snow Removal. This property is located near schools, parks and amenities, not to mention being a perfect purchase for an investor or roommates being a 2-bedroom, 2-full bath home!