



**GRASSROOTS**  
REALTY GROUP

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**F101, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2225752**



**\$232,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	350.88 Acres		
<b>Lot Feat:</b>	City Lot, Lawn		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

End-Unit Townhouse in The Village at Crystal Landing! Looking for a well-kept, move-in ready home close to schools, walking trails, and all the amenities? You've just found it! This beautifully maintained 2 bed, 2 bath townhouse offers a smart loft-style layout with an attached garage. The main floor features a good-sized bedroom, a full 3-piece bathroom, laundry area, and convenient access to the single attached garage. The bright upper level is filled with sunlight, which flows through the kitchen, dining area and a roomy living area - the perfect space to relax or entertain. You'll also find a second generously sized bedroom and another full bath for added comfort. With stainless steel appliances, and tons of storage, this end-unit offers both style and function. Step outside to enjoy the BBQ hookup - ideal for summer grilling! Plus, enjoy extra privacy with only one shared wall and stay cool all summer with central air conditioning. Nestled near shopping, dining, schools, walking trails, and transit, this home is budget-friendly and the condo fees cover snow and garbage removal, water, and landscaping - so no maintenance. Don't miss this affordable gem in a great location - book your showing TODAY!