



**GRASSROOTS**  
REALTY GROUP

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**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!