



**GRASSROOTS**  
REALTY GROUP

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**B101, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2237902**



**\$205,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 330
<b>LLD:</b>	-
<b>Zoning:</b>	RM
<b>Utilities:</b>	-

**Inclusions:** N/A

Affordable Ground-Level Corner Condo with Garage in Crystal Landing &mdash; Bright, Spacious & Move-In Ready! Welcome to this exceptionally well-maintained 2-bedroom, 1-bath condo in the desirable Crystal Landing community&mdash;offering unbeatable value, spacious design, and a low-maintenance lifestyle with no stairs and all the right features. This ground-level corner unit enjoys abundant natural light, thoughtful layout, and affordable monthly living. Step inside to find a bright, open-concept living space with a large living room and oversized windows that flood the space with sunlight. The adjoining kitchen features ample cabinetry, a generous corner pantry, and a dishwasher replaced just 2 years ago. A full laundry/utility room provides excellent storage and functionality. Both bedrooms are generously sized. The primary bedroom features a spacious walk-in closet, perfect for extra storage and convenience. The 4-piece bathroom is clean and neutral, ideal for any d&eacute;cor style. Additional updates include a hot water tank replaced 3 years ago, adding extra peace of mind for future maintenance. Step outside to enjoy your front patio BBQ pad, or take advantage of the pergola gathering area right next to the unit&mdash;perfect for quiet outdoor relaxation or hosting a few friends. There&rsquo;s also an exterior storage room for extra seasonal items and gear. Included is garage stall #11, which features a concrete floor and power&mdash;great for winter plug-ins or extra utility. Visitor parking is conveniently located just steps away, and the condo is within walking distance of children&rsquo;s playgrounds and scenic walking trails. This property has had only one original owner and is currently tenant-occupied until the end of August, allowing for quick possession thereafter. Condo fees are \$329.55/month and include electricity, water, sewer,

garbage removal, snow removal, reserve fund contributions, management, and insurance on the condo's common property—making ownership both affordable and hassle-free. Located in a quiet, family-friendly community close to schools, parks, shopping, and commuter routes, this condo offers a rare opportunity to get into the market with exceptional value. Affordable, ground-floor units with this level of care and features are hard to come by—don't wait to make this your next home or investment!