



GRASSROOTS
REALTY GROUP

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**G103, 8640 103 Avenue
Grande Prairie, Alberta**

MLS # A2260751



\$230,000

Division:	Crystal Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	865 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Closet Organizers, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 336
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: n/a

This bright, two-storey townhouse in The Village at Crystal Landing makes an excellent first home or investment. Built in 2007, it offers a thoughtful floor plan with two bedrooms and two full bathrooms. The main living area features an open-concept kitchen, dining and living space. Large windows and updated vinyl plank flooring complement the space, while carpet in the bedrooms adds warmth underfoot. A new hot water tank (Nov 2024) ensures peace of mind, and an attached single garage keeps your vehicle warm or provides extra storage. Both bedrooms are a good size and are separated for privacy, making this home suitable for roommates or families. With in-suite laundry, chores are a breeze. The complex is well-managed, and local playgrounds, schools and shopping are just a short walk away. With its affordable price point and great rental potential, this clean, move-in-ready condo is a wise choice for buyers looking to start their ownership journey or expand their investment portfolio.