



GRASSROOTS
REALTY GROUP

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**L101, 8640 103 Avenue
Grande Prairie, Alberta**

MLS # A2139351



\$184,900

Division:	Crystal Landing		
Type:	Residential/Five Plus		
Style:	2 Storey, Side by Side		
Size:	934 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 368
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	See Remarks	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Pantry/wardrobe in kitchen

This desirable 2 bed, 2 bath END UNIT with single car garage in the Village at Crystal Landing! This unique townhouse style condo features two bedrooms almost identical in size and both are next to their own bathroom making this perfect if you need two primary bedrooms. As you come in the front door you have your laundry and utility room, access to the single garage and the 1st bedroom and full bathroom. As you go up the stairs you enter into the open floor plan kitchen, living room and dinning room as well as the 2nd bedroom and full bathroom. These units have no basement and presumably is poured concrete foundation underneath (should be confirmed for yourself if important to you). There is an additional parking stall in front of your garage which is located on a nice residential street, and as an added bonus the visitor parking is right outside your front door on the opposite side from the garage. This is a condo so you are responsible for condo fees which are \$367.87 and include exterior yard maintenance, common area snow removal, water, garbage, insurance and reserve fund.