



**GRASSROOTS**  
REALTY GROUP

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**L102, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2144750**



**\$185,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

VERY WELL KEPT CONDO IN CRYSTAL LANDING WITH A GARAGE!! This 2 bedroom and 2 full bathroom unit has 1055 sq ft. Laminate flooring throughout main level!!! The kitchen has nice grey cabinets, tile back splash and stainless steel appliances. There is a dining area and good size living room. The primary suite is located on the upper level and bedroom 2 on the lower level. Each level of the condo has a full bathroom. Condo fees include water, sewer, garbage, lawn maintenance, and snow removal. There is an attached single garage. Some nice trees and landscaping. This property would be a great investment or a first time buyer property. Book your showing today!!!