



**202C, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2195349**



**\$189,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	874 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>	Other		

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 351
<b>LLD:</b>	-
<b>Zoning:</b>	RM
<b>Utilities:</b>	-

**Inclusions:** All light fixtures, all window coverings, GDO + control

This well-maintained townhome in Crystal Landing offers easy, stress-free living with all the essentials. Featuring a functional kitchen with warm brown finishes and a pantry, this home is both stylish and practical. The open concept living and dining area extends to a covered balcony which is perfect for relaxing and having year-round BBQ's! This home offers two comfortable bedrooms, a full bathroom, and the convenience of in-unit laundry, this home is designed for effortless living. Additional perks include a single detached garage for storing toys or to park your car in & never have to brush off the snow again, and an extra storage space just below the home. This unit is in a great neighborhood close to Schools, parks & shopping! Minutes down the road you also have a walking/biking path around the lake. For easy cleaning, there is a rough-in already for a built-in vacuum! Don't miss out on this great opportunity and call your favorite agent today to schedule a viewing!