

B203, 8640 103 Avenue
Grande Prairie, Alberta

MLS # A2234234



\$209,900

Division:	Crystal Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	950 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Double Garage Detached, Parking Lot, Plug-In, See Remarks		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	30-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry		

Inclusions: N/A

Top floor 2 bed, 1 bath condo with DETACHED (Assigned)GARAGE #8 located in the Village at Crystal Landing. This unit features a spacious open concept layout with a large kitchen that offers lots cabinetry and counter space, pantry, and handy breakfast bar. Laundry/utility room is conveniently located right off the kitchen. Large living area opens onto an east-facing balcony, perfect for morning sun and evening BBQs with the gas line hookup. Primary bedroom with walk-in closet and 2nd bedroom share a 4 pc bath with large vanity. Appliance age: Washer/Dryer (1 yr), Fridge (2018), Dishwasher(2017), HWT (2016), Furnace Motor (2018). THE SELLER IS OFFERING A \$1,000 CREDIT FOR A NEW STOVE AND A \$1000 CREDIT TOWARDS FRESH PAINT, so you can easily make it your own. Enjoy one POWERED PARKING STALL, additional visitor parking, and with condo fees of \$349.99/month that include water, sewer, garbage, snow removal, lawn care, and exterior maintenance you'll enjoy a low-maintenance, stress-free lifestyle. Ideally located close to an array of amenities, including shopping centers, restaurants, parks, schools and within walking distance of Ivy Lake and its walking trails. IMMEDIATE POSSESSION AVAILABLE & EASY TO VIEW!