



**L104, 8640 103 Avenue
Grande Prairie, Alberta**

MLS # A2144756



\$199,900

Division:	Crystal Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	947 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 359
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Your INVESTMENT PROPERTY or STARTER HOME awaits! Excellent, 2 bedroom + 2 full bathroom unit with SINGLE ATTACHED GARAGE located in The Village At Crystal Landing, its a well-kept & professionally managed complex within walking distance of Ivy Lake paved walking trails, playgrounds, downtown amenities and both Ivy Macklin and Holy Cross schools. Just off the front entrance is the main floor laundry/utility room as well as understairs storage, a large bedroom, 3 piece bathroom and access to the garage . Upper level features a bright open concept kitchen, dining and large living area. The functional kitchen offers plenty of cupboard and counter space featuring light maple cabinets. Finishing off the upstairs is a 2nd bedroom and 3 piece bathroom. Property includes a concrete driveway for additional parking. Enjoy the outdoors from the cement-covered patio with a convenient gas line for your BBQ and gather with the neighbours under the gazebo at the nearby courtyard. Condo living is EASY with professional management and monthly condo fees of \$358.65 that include water, garbage, snow removal and lawn maintenance. Nothing left to do but move in! Call today to view!