



**A102, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2212934**



**\$219,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parking Lot, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Existing Blinds

Welcome to this beautifully maintained main-floor condo tucked into the heart of Crystal Landing—a quiet, family-friendly community known for its walkable proximity to two elementary schools and an abundance of nearby parks and green spaces. This thoughtfully designed 902 sq ft home features a bright open-concept layout, boasting two spacious bedrooms and two full bathrooms. As you step inside, you're greeted by a cozy and stylish shiplap electric fireplace, creating an inviting focal point in the living area that flows effortlessly into a spacious kitchen. The kitchen is ideal for both everyday living and entertaining, offering a raised eating bar, plenty of counter space, and seamless connection to the dining area. Just off the dining space, enjoy your private patio, complete with a custom privacy railing and natural gas hookup—perfect for outdoor lounging year-round. The primary suite is impressively sized, featuring a walk-in closet, a second closet, and a well-appointed 4-piece ensuite. Additional highlights include in-suite laundry, abundant interior storage, secured exterior storage room and 4 foot crawl space underneath entire unit with a concrete floor that gives maximum storage. One of the few units to offer both a detached garage and an assigned parking stall, this home ensures daily convenience with both spots located just steps away. Positioned near the end of the walkway, you'll enjoy extra privacy and quiet, while still being conveniently close to waste disposal and common areas—just not too close. Whether you're a first-time buyer, savvy investor, or looking to downsize without sacrificing comfort, this stair-free, upgraded condo offers exceptional value in one of Grande Prairie's most desirable neighborhoods.