

101G, 8640 103 Avenue  
Grande Prairie, Alberta

MLS # A2247686



**\$225,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	3.88 Acres		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	rm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** window coverings

Clean and Tidy 2 bed 2 bath Townhouse style easy maintenance Condo end unit with a single garage and parking pad granting parking for two Vehicles! The unique plan is set up great for roommates with 1 large bedroom and a 4 piece bathroom on each level with the Kltchen, Living room and dining room all upstairs! The main floor has another bedroom, 4 piece bathroom, laundry/ mechanical room and garage access. Beside the front door is a convenient covered concrete porch with a natural gas line if you like to BBQ! Recent updates include a brand new washer and dryer in 2025 and the Hot Water Tank was replaced in 2022. The single attached garage is 21' deep, there is a large concrete parking stall just outside the garage door and this unit has two visitor parking stalls right beside it. Enjoy the easy life as the condo board takes care of the outside of the building, lawn care and snow removal! Condo fees are \$364.26 and include garbage, water, sewer, outside maintenance, reserve fund contribution and professional management! Pets are allowed, see restrictions in bylaws. Please click on the video or 3D link to view the 3D virtual tour.