

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

**MLS # A2179171**



**\$155,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 940 sq.ft.                         | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <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> | \$ 331 |
| <b>Basement:</b>   | None                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                   | <b>Zoning:</b>    | muni   |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                |                   |        |

**Inclusions:** APPLIANCES

Great value! This condo has plenty of living space and with the bedrooms and kitchen and living room on one level the provides a great sense of open concept living. The kitchen is large, with beautiful maple cabinets, pantry and ample storage space. The living room is a large space that has patio doors that lead to your own stone patio with natural gas BBQ hook-up! The Master is a good size and has a large walk-in closet. There is a second bedroom and a good sized 4-piece bathroom as well. This home makes for a great place to call home or a great investment property to rent out! The condo comes with two out door parking stalls . Don't miss out on this great opportunity!