

**202C, 8640 103 Avenue
Grande Prairie, Alberta**

MLS # A2195349



\$189,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Crystal Landing | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 874 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | |
|--------------------|-------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Pantry, See Remarks |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 351 |
| LLD: | - |
| Zoning: | RM |
| Utilities: | - |

Inclusions: All light fixtures, all window coverings, GDO + control

This well-maintained townhome in Crystal Landing offers easy, stress-free living with all the essentials. Featuring a functional kitchen with warm brown finishes and a pantry, this home is both stylish and practical. The open concept living and dining area extends to a covered balcony which is perfect for relaxing and having year-round BBQ's! This home offers two comfortable bedrooms, a full bathroom, and the convenience of in-unit laundry, this home is designed for effortless living. Additional perks include a single detached garage for storing toys or to park your car in & never have to brush off the snow again, and an extra storage space just below the home. This unit is in a great neighborhood close to Schools, parks & shopping! Minutes down the road you also have a walking/biking path around the lake. For easy cleaning, there is a rough-in already for a built-in vacuum! Don't miss out on this great opportunity and call your favorite agent today to schedule a viewing!