



**D102, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2315176**



**\$214,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	3365.89 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 331
<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>	Breakfast Bar, Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Welcome to this well maintained 2 bedroom, 1 bathroom main floor condo in The Village at Crystal Landing. This walk up style unit offers a functional open concept layout with a spacious kitchen flowing into the dining and living room, creating a comfortable space for daily living and entertaining. The common living area has been refreshed with updated paint and vinyl plank flooring, giving the home a clean and modern feel. The large primary bedroom features a walk-in closet, while in suite laundry adds everyday convenience. Enjoy the west facing patio, a great spot to relax in the evening sun. This unit also includes a convenient outdoor storage closet, a single detached garage just steps from your front door, and an assigned outdoor parking stall. Whether you are buying your first home, looking to downsize, or searching for an investment property, this condo offers comfortable, low maintenance living in a desirable community. Book your showing today!