

201E, 8640 103 Avenue  
Grande Prairie, Alberta

MLS # A2139876



**\$149,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 874 sq.ft.                         | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad, Stall                 |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 344

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RM

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** n/a

Great starter home or investment property. Well maintained condo located in Crystal Landing. This condo has an open concept living area and the kitchen has lots of cabinets with an eat at island. The laundry/ utility room is just off the kitchen. Living room has access to the deck which over looks a treed area, very private. The deck is 10 X7 with natural gas hook-ups and there is exterior storage under it. The unit has 2 nice size bedrooms with a 4 pc bathroom. There is one parking stall with the unit and its located close to the front door. The condo is near by 2 schools, shopping and walking trails. Owner has never had a problem renting out the place.