



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**204A, 8640 103 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2217291**



**\$199,900**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2007 (18 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>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This is it. The one you've been waiting for. The perfect place to call your own, and it's finally available. Now's your chance to ditch the rent and step into real independence. This 2 bedroom, 1 bath beauty has everything you need and more. It starts with a gorgeous updated kitchen that's straight out of your "someday" dreams. Bright, modern, and designed to impress, it's the heart of the home and ready for whatever you've got cookin'. You'll love the private entrance, in-suite laundry, secure storage, and your own parking stall just steps away. And the cherry on top? Peaceful water views to enjoy with your morning coffee or evening wind down. Quick possession means no waiting. Just pack, move, and start living life on your terms. Affordable and available. Start building your own future. Book your showing today!