

**101G, 8640 103 Avenue
 Grande Prairie, Alberta**

MLS # A2247686



\$225,000

Division:	Crystal Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,076 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Parking Pad, Single Garage Attached		
Lot Size:	3.88 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Crawl Space, None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	rm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: window coverings

Clean and Tidy 2 bed 2 bath Townhouse style easy maintenance Condo end unit with a single garage and parking pad granting parking for two Vehicles! The unique plan is set up great for roommates with 1 large bedroom and a 4 piece bathroom on each level with the Kitchen, Living room and dining room all upstairs! The main floor has another bedroom, 4 piece bathroom, laundry/ mechanical room and garage access. Beside the front door is a convenient covered concrete porch with a natural gas line if you like to BBQ! Recent updates include a brand new washer and dryer in 2025 and the Hot Water Tank was replaced in 2022. The single attached garage is 21' deep, there is a large concrete parking stall just outside the garage door and this unit has two visitor parking stalls right beside it. Enjoy the easy life as the condo board takes care of the outside of the building, lawn care and snow removal! Condo fees are \$364.26 and include garbage, water, sewer, outside maintenance, reserve fund contribution and professional management! Pets are allowed, see restrictions in bylaws. Please click on the video or 3D link to view the 3D virtual tour.