

**C104, 8640 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2166324**



**\$164,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Landing       |               |                   |
| <b>Type:</b>     | Residential/Four Plex |               |                   |
| <b>Style:</b>    | Bungalow              |               |                   |
| <b>Size:</b>     | 898 sq.ft.            | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parking Pad |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Other                 |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Open Floorplan, Pantry, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 344

**LLD:** -

**Zoning:** LDR

**Utilities:** -

**Inclusions:** N/A

Well maintained main level condo located in The Village at Crystal Landing. Located within walking distance of Ivy Lake, close to walking trails, playgrounds, shopping and schools. This well cared for 2 bed one bath unit features an open concept layout with a large kitchen that offers lots of prep space, storage and counters, including newer appliances. There are 2 generous sized bedrooms with large closets and a full bath with large vanity. Condo boasts in unit laundry in a big storage/utility room to store extra items. You have your own parking stall right at your front door ! Call your favorite REALTOR&reg; today to book your private showing.