

# **\$209,900 - B203, 8640 103 Avenue, Grande Prairie**

MLS® #A2234234

## **\$209,900**

2 Bedroom, 1.00 Bathroom, 950 sqft

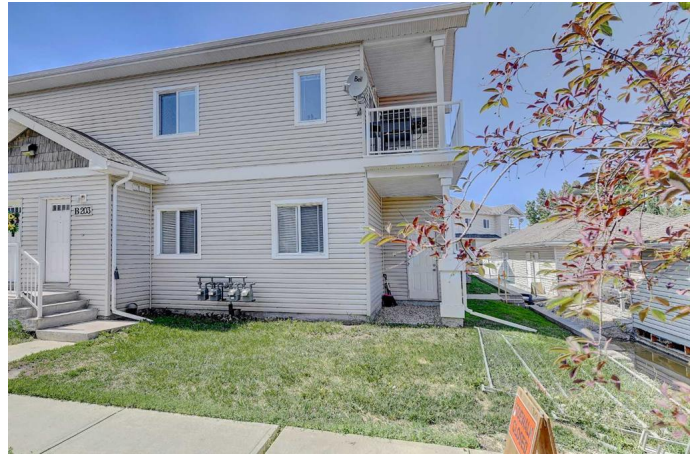
Residential on 0.03 Acres

Crystal Landing, Grande Prairie, Alberta

Top floor 2 bed, 1 bath condo with DETACHED (Assigned) GARAGE #8 located in the Village at Crystal Landing. This unit features a spacious open concept layout with a large kitchen that offers lots of cabinetry and counter space, pantry, and handy breakfast bar. Laundry/utility room is conveniently located right off the kitchen. Large living area opens onto an east-facing balcony, perfect for morning sun and evening BBQs with the gas line hookup. Primary bedroom with walk-in closet and 2nd bedroom share a 4 pc bath with large vanity. Appliance age: Washer/Dryer (1 yr), Fridge (2018), Dishwasher (2017), HWT (2016), Furnace Motor (2018). THE SELLER IS OFFERING A \$1,000 CREDIT FOR A NEW STOVE AND A \$1000 CREDIT TOWARDS FRESH PAINT, so you can easily make it your own. Enjoy one POWERED PARKING STALL, additional visitor parking, and with condo fees of \$349.99/month that include water, sewer, garbage, snow removal, lawn care, and exterior maintenance you'll enjoy a low-maintenance, stress-free lifestyle. Ideally located close to an array of amenities, including shopping centers, restaurants, parks, schools and within walking distance of Ivy Lake and its walking trails. IMMEDIATE POSSESSION AVAILABLE & EASY TO VIEW!

Built in 2007

## **Essential Information**



MLS® #	A2234234
Price	\$209,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	950
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	B203, 8640 103 Avenue
Subdivision	Crystal Landing
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C3

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Double Garage Detached, See Remarks, Parking Lot, Plug-In
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	12
Zoning	RM

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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