

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

MLS® #A2234234

**\$209,900**

2 Bedroom, 1.00 Bathroom, 950 sqft

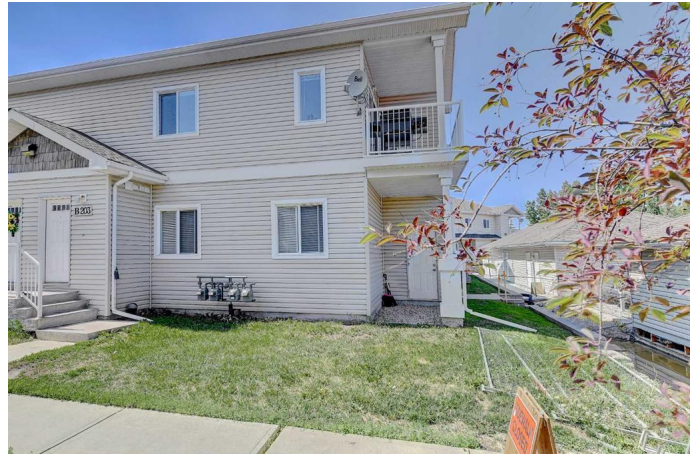
Residential on 0.03 Acres

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 |
|-------------------|-----------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Landscaped      |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 11              |
| Zoning         | RM              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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