



DON'T GAMBLE WITH YOUR HOME.
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**J101, 8640 103 Avenue
 Grande Prairie, Alberta**

MLS # A2195359



\$219,900

Division:	Crystal Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	955 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Controls

Are you a first-time homebuyer or investor looking for the perfect property? This charming 2-bedroom, 2-bathroom townhouse is an excellent opportunity! Featuring a single attached garage, this end unit only shares 1 common wall offering both convenience and functionality. With a well-designed layout, spacious living areas, it's ideal for comfortable living or as a smart investment. One bedroom and full bathroom, plus laundry complete the main floor. Heading upstairs you will find the kitchen, dining area as well as living room. Enjoy the secondary bedroom and another full bathroom. Located in Crystal Landing close to shopping, dining, and transportation, this property combines affordability with great potential. Condo fees include snow removal, water & garbage services. Don't miss out—schedule your showing today!