



GRASSROOTS
REALTY GROUP

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**A102, 8640 103 Avenue
Grande Prairie, Alberta**

MLS # A2212934



\$219,900

Division:	Crystal Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parking Lot, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Existing Blinds

Welcome to this beautifully maintained main-floor condo tucked into the heart of Crystal Landing—a quiet, family-friendly community known for its walkable proximity to two elementary schools and an abundance of nearby parks and green spaces. This thoughtfully designed 902 sq ft home features a bright open-concept layout, boasting two spacious bedrooms and two full bathrooms. As you step inside, you're greeted by a cozy and stylish shiplap electric fireplace, creating an inviting focal point in the living area that flows effortlessly into a spacious kitchen. The kitchen is ideal for both everyday living and entertaining, offering a raised eating bar, plenty of counter space, and seamless connection to the dining area. Just off the dining space, enjoy your private patio, complete with a custom privacy railing and natural gas hookup—perfect for outdoor lounging year-round. The primary suite is impressively sized, featuring a walk-in closet, a second closet, and a well-appointed 4-piece ensuite. Additional highlights include in-suite laundry, abundant interior storage, and a secured exterior storage room. One of the few units to offer both a detached garage and an assigned parking stall, this home ensures daily convenience with both spots located just steps away. Positioned near the end of the walkway, you'll enjoy extra privacy and quiet, while still being conveniently close to waste disposal and common areas—just not too close. Whether you're a first-time buyer, savvy investor, or looking to downsize without sacrificing comfort, this stair-free, upgraded condo offers exceptional value in one of Grande Prairie's most desirable neighborhoods.