

# \$225,000 - 101g, 8640 103 Avenue, Grande Prairie

MLS® #A2247686

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 3.88 Acres

Crystal Landing, Grande Prairie, Alberta

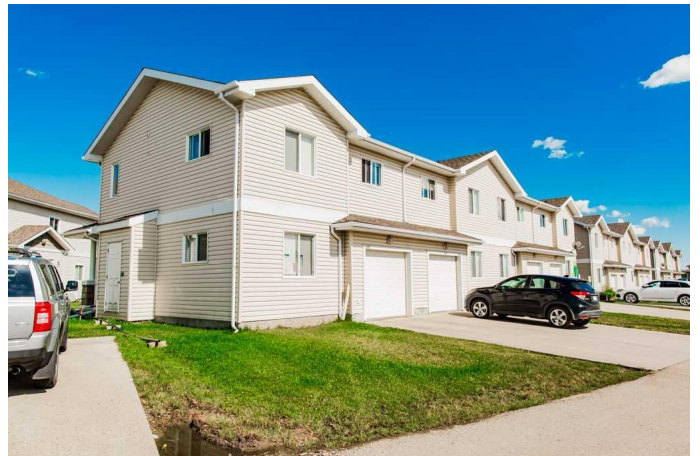
Clean and Tidy 2 bed 2 bath Townhouse style easy maintenance Condo end unit with a single garage and parking pad granting parking for two Vehicles! The unique plan is set up great for roommates with 1 large bedroom and a 4 piece bathroom on each level with the Kitchen, Living room and dining room all upstairs! The main floor has another bedroom, 4 piece bathroom, laundry/mechanical room and garage access. Beside the front door is a convenient covered concrete porch with a natural gas line if you like to BBQ! Recent updates include a brand new washer and dryer in 2025 and the Hot Water Tank was replaced in 2022. The single attached garage is 21' deep, there is a large concrete parking stall just outside the garage door and this unit has two visitor parking stalls right beside it. Enjoy the easy life as the condo board takes care of the outside of the building, lawn care and snow removal! Condo fees are \$364.26 and include garbage, water, sewer, outside maintenance, reserve fund contribution and professional management! Pets are allowed, see restrictions in bylaws. Please click on the video or 3D link to view the 3D virtual tour.

Built in 2007

## Essential Information

MLS® # A2247686

Price \$225,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,076         |
| Acres          | 3.88          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101g, 8640 103 Avenue |
| Subdivision | Crystal Landing       |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8X 0C3               |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Parking                                                 |
| Parking Spaces | 2                                                       |
| Parking        | Additional Parking, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                       |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Built-in Features                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Crawl Space, None                                      |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Corner Lot           |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 8                 |
| Zoning         | rm                |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.