

# \$205,000 - B101, 8640 103 Avenue, Grande Prairie

MLS® #A2237902

## \$205,000

2 Bedroom, 1.00 Bathroom, 886 sqft

Residential on 0.00 Acres

Crystal Landing, Grande Prairie, Alberta

Affordable Ground-Level Corner Condo with Garage in Crystal Landing â€” Bright, Spacious & Move-In Ready! Welcome to this exceptionally well-maintained 2-bedroom, 1-bath condo in the desirable Crystal Landing communityâ€”offering unbeatable value, spacious design, and a low-maintenance lifestyle with no stairs and all the right features. This ground-level corner unit enjoys abundant natural light, thoughtful layout, and affordable monthly living.

Step inside to find a bright, open-concept living space with a large living room and oversized windows that flood the space with sunlight. The adjoining kitchen features ample cabinetry, a generous corner pantry, and a dishwasher replaced just 2 years ago. A full laundry/utility room provides excellent storage and functionality.

Both bedrooms are generously sized. The primary bedroom features a spacious walk-in closet, perfect for extra storage and convenience. The 4-piece bathroom is clean and neutral, ideal for any dÃ©cor style.

Additional updates include a hot water tank replaced 3 years ago, adding extra peace of mind for future maintenance.

Step outside to enjoy your front patio BBQ pad, or take advantage of the pergola gathering area right next to the unitâ€”perfect



for quiet outdoor relaxation or hosting a few friends. There's also an exterior storage room for extra seasonal items and gear.

Included is garage stall #11, which features a concrete floor and power—great for winter plug-ins or extra utility. Visitor parking is conveniently located just steps away, and the condo is within walking distance of children's playgrounds and scenic walking trails.

This property has had only one original owner and is currently tenant-occupied until the end of August, allowing for quick possession thereafter.

Condo fees are \$329.55/month and include electricity, water, sewer, garbage removal, snow removal, reserve fund contributions, management, and insurance on the condo's common property—making ownership both affordable and hassle-free.

Located in a quiet, family-friendly community close to schools, parks, shopping, and commuter routes, this condo offers a rare opportunity to get into the market with exceptional value.

Affordable, ground-floor units with this level of care and features are hard to come by—don't wait to make this your next home or investment!

Built in 2007

## **Essential Information**

MLS® #	A2237902
Price	\$205,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	886
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	B101, 8640 103 Avenue
Subdivision	Crystal Landing
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C3

### Amenities

Amenities	Playground
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 7th, 2025
Days on Market	4
Zoning	RM

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

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.