

# \$189,900 - 204a, 8640 103 Avenue, Grande Prairie

MLS® #A2217291

**\$189,900**

2 Bedroom, 1.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Crystal Landing, Grande Prairie, Alberta

This is it. The one youâ€™ve been waiting for. The perfect place to call your own, and it's finally available. Nowâ€™s your chance to ditch the rent and step into real independence. This 2 bedroom, 1 bath beauty has everything you need and more. It starts with a gorgeous updated kitchen thatâ€™s straight out of your â€œsomedayâ€• dreams. Bright, modern, and designed to impress, itâ€™s the heart of the home and ready for whatever youâ€™ve got cookin'. Youâ€™ll love the private entrance, in-suite laundry, secure storage, and your own parking stall just steps away. And the cherry on top? Peaceful water views to enjoy with your morning coffee or evening wind down. Quick possession means no waiting. Just pack, move, and start living life on your terms. Affordable and available. Start building your own future. Book your showing today!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217291  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 926       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 204a, 8640 103 Avenue |
| Subdivision | Crystal Landing       |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8X 0C3               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Gazebo, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | None  |
| # of Stories      | 2   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Private Entrance, Storage |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame               |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 46            |
| Zoning         | RM            |
| HOA Fees Freq. | MON           |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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