

**204A, 8640 103 Avenue
Grande Prairie, Alberta**

MLS # A2217291



\$199,900

Division:	Crystal Landing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Okay. Stop scrolling. Stop texting. Stop eating whatever snack you're currently eating and LOOK. Because this condo? Is real. It exists. And it's under \$200,000. Which, in this economy is like finding out your favourite pizza place delivers AND does your taxes. Let's begin with the kitchen. Ohhh the kitchen. It's updated. It's beautiful. It's the kind of kitchen that makes you say, "We should host a dinner party," Your friends will walk in, look around, and suddenly start talking about how maybe a condo is the way to go, as they dream of a kitchen like yours, with lovely tile and tasteful lighting. You've got your own private entrance...like a VIP. There's two bedrooms, one bath, and in-suite laundry, which is truly a gift because laundromats are where joy goes to die. There are even water views, so you can stare thoughtfully out the window like you're in a romantic comedy waiting for the plot twist. Add secure storage and a close parking stall, and you're living the dream... without having to move back in with your parents. (Or maybe you're the parents looking to downsize) It's cute, it's ready, and it could be yours fast. Affordable. Adorable. Available. Book your showing today before someone else walks in and claims it while you're still overthinking your food order.