



9304 102 Avenue
Grande Prairie, Alberta

MLS # A2158604



\$285,000

Division:	Hillside		
Type:	Residential/Duplex		
Style:	2 Storey, Up/Down		
Size:	1,076 sq.ft.	Age:	1940 (84 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

AFFORDABLE INVESTMENT OPPORTUNITY! This LEGAL UP/DOWN DUPLEX has had numerous costly updates and renovations completed within the past several years. Improvements include brand new shingles, some new flooring, paint, a new hot water tank, one newer furnace, updated plumbing, updated electrical, a new fence, and new front and back decks. The home also has updated windows (installed by the previous owners). THE UPPER LEVELS feature 3 bedrooms, 2 bathrooms, a large back entry, a kitchen side entrance, a spacious kitchen/dining room, a large living room, and a front porch entrance. THE LOWER LEVEL bachelor suite features a spacious kitchen/living area, 1 bathroom, and its own separate entrance. Each unit has its own laundry facilities. The property has 2 furnaces (one is 4 yrs old) so the heating can be controlled independently from each other. The 50'x122' property has a lovely mature yard and back alley access for a future garage. This is your chance to own a revenue-generating property or live in one unit and rent the other to help with the mortgage. *All appliances are negotiable.