



GRASSROOTS
REALTY GROUP

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216, 10150 121 Avenue
Grande Prairie, Alberta

MLS # A2223437



\$219,900

Division:	Northridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,072 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 388
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: N/A

****INVESTMENT OPPORTUNITY WITH GREAT TENANT ON FIXED TERM LEASE TO OCT 31, 2025 PAYING \$1750 PLUS UTILITIES**** 3 bedroom 1.5 bathroom townhouse in Chelsea Villas. This end unit features a great open floor plan on the main level with the dinning room leading out to your private deck and community green space. No need to worry about lawn mowing as the condo fees include lawn maintenance. The main level also features a half bathroom and access to your single attached garage. There are two additional parking stalls out front of this unit as well. Upstairs features 3 good size bedrooms as well as a full bathroom. The basement is undeveloped but does include your washer and dryer. Condo fees also include snow removal from parking areas as well as water and sewer and there are dumpsters on site for your household garbage. Great investment property check out this unit today! Please note pictures are from when vacant.