



GRASSROOTS
REALTY GROUP

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9042 92 Avenue
Grande Prairie, Alberta

MLS # A2227144



\$279,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	718 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This is an exciting new listing for a property that would be perfect a First time Home owner for anyone looking to add to their rental portfolio. The home is in excellent condition and boasts a number of features that would be ideal for tenants. The home comes with 1 bedroom and 1 bathroom upstairs with a full living room and fantastic kitch/dining space. An additional 3 bedrooms and bathroom in the basement. It is located in a Cobblestone neighbourhood that is close to all amenities like shopping, schools & bus routes. Shingles we updated in the last 2 years, this is a great opportunity to purchase a property that will provide a solid return on investment. Contact me today to learn more about this fantastic new opportunity to get into the market, before its gone!