



**GRASSROOTS**  
REALTY GROUP

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**10029 & 10031 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2245643**



**\$300,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,060 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RT
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Separate Entrance		

**Inclusions:** Fridgex2, Stovex2, Washerx2, Dryerx2, Shed(split in half)

Side By Side Duplex On One Title And On Multi Family Zoned RT Zoned Lot! Each unit has 2 bed 1 Bath own entrances, own laundry, own furnace/hot water tank/electrical panel. One side just became vacant, and other side long term tenant currently paying \$1100.00 but open to slight increase. Each unit has own parking and fenced yards with shed shared. Back alley access as well as situated on corner lot. Recent updates completed in the last few years high efficiency furnaces , hot water tanks, and shingles. Home has vinyl siding and windows upgraded to vinyl at one time so they are not original.