



**GRASSROOTS**  
REALTY GROUP

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**10132 102 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2254881**



**\$389,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridgex3, Stovex3, Washer, Dryer, Dishwasher, Shed

Renovated 3 unit home situated on massive commercial zoned lot in the heart of Grande Prairie. Property has ample parking, large yard that is fully fenced with a shed with alley access on two sides of the property. Upper unit fully renovated flooring, paint, light fixtures, kitchen cabinets, counter tops, backsplash and back deck and consists of three bedrooms, full bathroom and entrance from the back deck or common area front entrance. Basement consists of two suites one with one bedroom and full bathroom, other unit is a unique bachelor suite with own entrance and bathroom in common area. Laundry is shared in common area between the units. Whether you are looking to grow your rental portfolio or move into one of the units and off set the mortgage with rent of other units this property will be sure to please. Exterior has fresh coat of paint and light fixtures.