



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**10906 97 Street  
Grande Prairie, Alberta**

**MLS # A2256639**



**\$595,000**

<b>Division:</b>	Mountview		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	RG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Frigdex4, Stovex4, Dishwasher, Washer, Dryer

Renovated Legal Fourplex Located On Large Lot In Quiet Mountview Subdivision Across From St Clements School In Grande Prairie Alberta. 3/4 Of The Units Are 2 Bed 1 Bath Units. Last Unit Is A 1 Bed 1 Bath. Renovations Included Flooring, Paint, New Siding, 2 New Front Decks, Kitchens, Counter tops, And Most Of The Windows. Laundry Is Located In Common Area Room For Tenants To Share. Each Unit Has Its Own Power Meter. Lots Of Parking On Asphalt Driveway. Yard Is Mostly Fenced. It Is Fully Rented With Long Term Tenants Total Current Rent Is \$6850.00.