



GRASSROOTS
REALTY GROUP

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10233 120A Avenue
Grande Prairie, Alberta

MLS # A2259979



\$274,900

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Northridge | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 706 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|----------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Laminate Counters | | |

Inclusions: N/A

Move-in ready and with some fresh updates! This half-duplex offers fresh modern paint, vaulted ceilings and an open-concept main floor that feels bright and spacious. The kitchen features new countertops, while the living area with dinning room and living room flows into a small versatile den/office at the front and a convenient half bath and laundry at the back door. Living room features new flooring. The back door leads to the fully fenced yard with deck and storage shed—perfect for enjoying outdoor space. The lower level includes three bedrooms, a full bath, providing privacy and functionality. With fresh paint and immediate possession available, this side is ideal for an owner-occupant or as part of an investment portfolio. The adjoining unit is also for sale so fantastic opportunity for an investment portfolio.