



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10237 120A Avenue
Grande Prairie, Alberta

MLS # A2259990



\$269,900

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, Lawn		

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

Inclusions: N/A

Excellent investment opportunity! This half-duplex offers vaulted ceilings, open-concept living on the main level with small den/office at the front, a half bath and laundry near the back door with direct access to the fenced backyard with deck and shed. The lower level includes three bedrooms, a full bath, and storage. Currently tenant-occupied at \$1,500/month with a lease in place until January 31, 2025, this unit provides steady income right from day one. Purchase on its own or take advantage of the rare chance to acquire both sides of the duplex, with the adjoining vacant unit also available. A fantastic opportunity for investors or those looking to live in one side while generating rental income from the other! Pictures from vacant!.