



GRASSROOTS
REALTY GROUP

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10504 102 Avenue
Grande Prairie, Alberta

MLS # A2264417



\$299,900

Division:	College Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	930 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge x2, Stove x2, Dishwasher, Washer/Dryer, Shed, Window Coverings

Affordable and updated duplex with basement mother in law suite in College Park! This fully developed half duplex offers incredible flexibility with a bright 3-bedroom main floor and one bedroom basement, perfect for investors, students, or anyone looking to offset their mortgage payment. Upstairs features a spacious living and dining area, full kitchen, and 3 comfortable bedrooms with a 3-piece bathroom. Downstairs you'll find a one-bedroom mother in law suite with an oversized bedroom and walk-in closet, full kitchen, 3-piece bath, and laundry. The home has been freshly painted and features newer flooring throughout for a clean, modern feel. Outside, enjoy a fully fenced and landscaped yard with a deck, garden area, and shed. There's ample parking with double pads in both the front and back. Located in College Park, you're close to Grande Prairie Regional College, the new hospital, parks, restaurants, shopping, and public transit. Whether you're looking for a great first home, rental opportunity, or crew housing, this property checks all the boxes!