



**GRASSROOTS**  
REALTY GROUP

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**7209 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2273173**



**\$269,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	612 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

A nicely renovated half duplex located in a great family-friendly neighborhood, just steps from schools, parks, and a short walk to the Eastlink Centre. This practical layout features three bedrooms in the basement, making it an excellent option for a rental investment or an affordable first home. Updated finishes throughout give it a fresh, modern feel, while the location and functionality check all the boxes for comfortable living. Don't forget, the other side of this duplex is also available!