



**13418 104A Street**  
**Grande Prairie, Alberta**

**MLS # A2293724**



**\$479,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

LEGAL Up/Down Duplex in upscale Arbour Hills featuring Trader Ridge convenience, schools, trails, new hospital, college and more in the area!!! There are 3 bedrooms, 2 full bathrooms on the upper level, and 2 bedrooms, 1 full bathroom on the lower level. Both kitchens have high-end dark cabinets, stainless steel appliances, pantries, and lots of storage. All vinyl plank flooring throughout and tile in bathrooms. Painted in a modern grey. The primary suite on the main level has a walk-in closet. Both units have high-efficiency furnaces. Large concrete parking pad. This property is a great investment!!! Bsmt tenant is month to month and Upstairs ready to move in or Rent as owner will be vacating ! Book your showing today!!!