



**GRASSROOTS**  
REALTY GROUP

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10418 108 Avenue  
Grande Prairie, Alberta

MLS # A2302352



**\$409,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** N/A

Experience the perfect blend of immediate cash flow and unbeatable location with this fully rented side by side duplex situated in the vibrant heart of the city. This property offers a rare front-row seat to the scenic beauty and extensive trail systems of Muskoseepi Park, making it a highly desirable location for tenants who value both urban convenience and outdoor recreation. This turn-key investment features a spacious 2-bedroom plus den, 2-bathroom unit on one side, and a comfortable 2-bedroom, 1-bathroom unit on the other. With both tenants currently month-to-month, you enjoy the ultimate flexibility to move in yourself or adjust to market rents immediately. Whether you're looking for a reliable income generator or a savvy "house-hack" overlooking the trails, this property delivers prime location and proven performance.