



**GRASSROOTS**  
REALTY GROUP

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

**A & B, 10504 102 Street  
Grande Prairie, Alberta**

**MLS # A2111244**



**\$464,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Creek/River/Stream/Pond, Level, Low Maintenance Landscape, Stan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** none

Beautiful location beside the Catholic Church and edging on Grande Prairies Muskoseppi Park. This property consists of 1 duplex with 2 units that are 3 bedroom, 1.5 bathroom. Good tenants in place .Units are in great shape. Call REALTOR® for your private viewing and more financial information.