



**GRASSROOTS**  
REALTY GROUP

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

**A/B, 10235 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2133449**



**\$385,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Up/Down		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** 2 x fridges, 2 x stoves, 2 x washers, 2 x dryers, 2 x dishwashers, all existing window coverings, and shed.

Investment Opportunity &ndash; rent both or move into the upper suite (complete with detached garage) and rent out the lower suite to supplement your mortgage payment. MAIN FLOOR - 3 Bedroom 1.5 Bath &ndash; Move in Ready bright open suite with low maintenance laminate and lino flooring, convenient pass through kitchen, separate dining open to large living room. Three Bedrooms with ensuite off the primary bedroom plus another full bathroom. Both units have in suite laundry & window coverings! LOWER UNIT - 2 Bdrm 1 Bath &ndash; with open concept kitchen (space for counter height stools), separate dining plus living room with vinyl plank floor, two good size bedrooms and full bath . The existing home was moved to the site and put on a new foundation in 2016. In 2016 the lower unit (with separate private entrance) was completed. Some updates completed after home move: \*main floor windows were replaced (except LR), \*new cupboards, base, lights, appliances and shingles! \* Black chain-link Fence on the east is two years old, \*Front Steps were replaced in the summer of 2023. Note: Unit B is leased furnished. The seller makes no warranties or representations for these unattached goods but will provide a unit condition report complete with photos of items provided for the Tenants use (sample photos taken prior to occupancy are included). Current rent B Suite - \$1,350.00 + all utilities. Unit has one water meter. Water/internet is billed as proportionate share via the management company