



GRASSROOTS
REALTY GROUP

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

9411 103 Avenue
Grande Prairie, Alberta

MLS # A2135268



\$719,900

Division:	Hillside		
Type:	Multi-Family/Triplex		
Style:	Bi-Level		
Size:	2,231 sq.ft.	Age:	2022 (2 yrs old)
Beds:	-	Baths:	-
Garage:	Concrete Driveway, Parking Pad, Side By Side		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Primary Downstairs, Recessed Lighting, See Remarks, Storage		

Inclusions: 3 Stove, 3 Fridges, 3 Dishwashers, 3 washer/dryer sets, window blinds

Investment opportunity! Check out this 2-year-old 3-unit multi-family building built by Destiny Homes and Developments Ltd. Each suite has a private entrance which leads to a great open concept main floor living space that includes the kitchen, dining and living room space. There is also a full washroom and large storage room upstairs. Downstairs there are 3 bedrooms and a full bath. The end units feature deck areas perfect for a BBQ or a little outdoor space. For parking there is a two-car concrete parking pad at the front and a five-car parking pad off the rear alley. This building is close to public transit, just down the street from an elementary school and within walking distance of Grande Prairies downtown. Power and gas are separately metered for each unit. Currently unit A is leased for \$1900/month (tenant pays power & gas). Unit B is \$1,500 month plus utilities and Unit C is \$1,850 including utilities. For more information or to arrange a viewing call a Real Estate Professional today!