



**GRASSROOTS**  
REALTY GROUP

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10801 96 Street  
Grande Prairie, Alberta

MLS # A2141810



**\$208,000**

Division:	Mountview		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,000 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	GR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled within the charming and mature Mountview subdivision, this delightful half-duplex presents an exceptional opportunity for both investors and homeowners alike. Boasting four bedrooms and two bathrooms, there is plenty of room for the whole family. A newer roof ensures durability, while a 40x12 foot RV parking pad and a double car garage provide ample vehicle space, a rarity in many residential properties. The fenced yard adds a layer of privacy and security, perfect for enjoying outdoor activities or simply relaxing in peace. Currently serving as a lucrative investment property, this duplex is on a month-to-month lease, with tenants covering utilities. This steady stream of rental income presents an attractive option for investors seeking to expand their portfolio. While the property could benefit from a few updates, these enhancements could boost the value significantly meaning a great property at a much lower cost. Also for homebuyers, this property offers the opportunity to move in at a later date while benefiting from passive income in the interim. Don't miss out on the opportunity to own a piece of Mountview's charm and convenience. Schedule a showing today and discover the endless possibilities this property has to offer!