



GRASSROOTS
REALTY GROUP

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**A/B, 8918 71 Avenue
Grande Prairie, Alberta**

MLS # A2142366



\$372,500

Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,130 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

Investment opportunity!!!! Up/down duplex with separate utilities (Landlord pays water) located on quiet side street just down from a children's park, walking trails and Catholic elementary school in Countryside North! Upper unit features 3 bedrooms with ensuite in the Primary, new flooring and paint, spacious open concept kitchen/dining with corner pantry and vaulted ceilings. Bsmt unit is 2 bed, 1 bath with nice sized windows, rear parking and open concept layout with bedrooms at opposite ends on the suite. Upper unit is month to month at \$1650 + utilities, lower unit is month to month at \$1200 + utilities. Landlord pays water bill, approx \$1200/yr.