



**GRASSROOTS**  
REALTY GROUP

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13525 104A Street  
Grande Prairie, Alberta

MLS # A2142694



**\$619,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** 12 Stainless Steel Appliances, Deck, RPR

INTRODUCING THE **\*\*ALL-NEW\*\*** INVESTOR CROSSTOWN MODIFIED BI-LEVEL WITH GARAGES! THIS NEW UNIT IS BIGGER, AND MORE REFINED THAN OUR WILDLY POPULAR INVESTOR CROSSTOWN! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN ARBOUR HILLS! NO REAR NEIGHBOURS!! THIS HARKER HOMES INVESTOR - JOB# 263, is a Legal suite that combines Harker's Famous Finishing, attention to detail and exceptional quality in a detached home that creates excellent return on investment.&nbsp; The upper Unit is 1408 Sqft and features 3 bedrooms and 2 full baths. The Lower unit is 1076 sqft and has 2 bedrooms and 1 full bath, and its own kitchen. Each unit comes with its own kitchen, h-vac and mechanical. 6 appliances, so all you need to do is move in and start collecting rent. The upper unit comes with a deck.