



**6917 112 Street
Grande Prairie, Alberta**

MLS # A2146257



\$239,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	668 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

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

Inclusions: none

This exceptional duplex offers excellent revenue potential or serves as a perfect starter home. Boasting three bedrooms, it's a fantastic investment opportunity. Fully equipped with 1 1/2 baths, a fireplace, and an upstairs den complemented by downstairs bedrooms, it provides a functional layout for families. Added conveniences include a single-car garage for extra storage and a fenced, landscaped backyard. With all the work already completed, it's ready for immediate occupancy.