



**9304 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2158604**



**\$285,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Up/Down		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1940 (84 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**AFFORDABLE INVESTMENT OPPORTUNITY!** This LEGAL UP/DOWN DUPLEX has had numerous costly updates and renovations completed within the past several years. Improvements include brand new shingles, some new flooring, paint, a new hot water tank, one newer furnace, updated plumbing, updated electrical, a new fence, and new front and back decks. The home also has updated windows (installed by the previous owners). THE UPPER LEVELS feature 3 bedrooms, 2 bathrooms, a large back entry, a kitchen side entrance, a spacious kitchen/dining room, a large living room, and a front porch entrance. THE LOWER LEVEL bachelor suite features a spacious kitchen/living area, 1 bathroom, and its own separate entrance. Each unit has its own laundry facilities. The property has 2 furnaces (one is 4 yrs old) so the heating can be controlled independently from each other. The 50'x122' property has a lovely mature yard and back alley access for a future garage. This is your chance to own a revenue-generating property or live in one unit and rent the other to help with the mortgage. \*All appliances are negotiable.