



10511 102 Avenue
Grande Prairie, Alberta

MLS # A2177080



\$369,900

Division:	College Park		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,074 sq.ft.	Age:	1977 (47 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Street Lighting		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: N/A

Excellent value in this conveniently located up/down duplex! Just two blocks from the college and within walking distance to numerous amenities, this property offers both functionality and accessibility. The upstairs unit features 3 bedrooms, 1 bathroom, an open-concept layout connecting the kitchen and living area, plus its own laundry room, ample storage, a deck, landscaped and fenced yard, and plenty of parking. The downstairs unit mirrors the convenience with 3 bedrooms, 1 bathroom, its own laundry, abundant natural light, an open-concept living area, and its own private yard and parking. Both units come with separate meters and hot water tanks, adding to the independence and appeal of this property.