



**GRASSROOTS**  
REALTY GROUP

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12018 102A Street  
Grande Prairie, Alberta

MLS # A2187309



**\$289,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Standard Shaped Lot, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

This is an exciting new listing for a property that would be perfect for anyone looking for revenue generation or a profitable long-term investment. The house is in excellent condition and boasts a number of features that would be ideal for tenants. The home comes with 2 bedrooms and 1 bathroom upstairs with a full living room in the basement. An additional bachelor suite is located at the rear, with its own separate entrance, bathroom, fridge, etc! It is located in a desirable neighbourhood and is close to all amenities like shopping, schools & bus routes. This is a great opportunity to purchase a property that will provide a solid return on investment. Contact me today to learn more about this fantastic listing!