



GRASSROOTS
REALTY GROUP

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12022 102A Street
Grande Prairie, Alberta

MLS # A2187319



\$289,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

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!