



11426 106 Avenue
Grande Prairie, Alberta

MLS # A2203971



\$299,900

Division:	Westgate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	865 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: window coverings, plumbed water filtration system (\$3500 value new), gazebo

This excellent condition half duplex is located in Westgate across from a playground & pond. The main floor consists of the living room, kitchen, dining & half bath. Access to the fenced yard and garage is off the dining area. Upstairs you will find two good sized bedrooms and a full bathroom. The laundry is located in the basement. The basement is ready for development with the bathroom plumbing roughed in. This property would be excellent addition for an Investor who wants to maintain the current Tenant or for a first time buyer. Note: home builder sq ft is 960 sq ft but based on RMS for a duplex it has to be recorded at 865 sq ft