



**GRASSROOTS**  
REALTY GROUP

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**12702 & 12706 103 B Street  
Grande Prairie, Alberta**

**MLS # A2212001**



**\$160,000**

**Division:** Northridge

**Lot Size:** 0.15 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Low Density Residential

**Water:** -

**Sewer:** -

**Utilities:** -

This spacious double lot offers the perfect opportunity to build your investment property or dream home. Zoned for a side-by-side duplex, it's an ideal setup for rental income, multi-generational living, or live in one side and rent out the other. Located in a quiet neighborhood with easy access to schools, shopping, and amenities. Start building your future today!