

**10513 83 Avenue
Grande Prairie, Alberta**

MLS # A2226787



\$255,000

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	625 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Whether you're an investor looking to expand your portfolio or a first-time buyer hoping to get into the market, this Mission Heights duplex is a smart move. With a renter already in place until October, you can take your time making plans, or start collecting income right away. Inside, the home offers a functional layout and room to grow, with three bedrooms and 1.5 bathrooms. The U-shaped kitchen features classic oak cabinets, a pantry for extra storage, and opens right into the dining area. From here, a garden door framed by tall windows leads out to the backyard, making it easy to step out for your morning coffee or keep an eye on kids or pets. The living room feels bright and welcoming thanks to a large front window that fills the space with natural light. The full bathroom offers plenty of storage and counter space, while the half bath adds extra convenience for a busy household. Outside, there's a deck to enjoy summer evenings and a shed to keep your gear organized. The roof was redone in 2009, giving peace of mind for the years ahead. All of this in a location that's just minutes from restaurants, schools, parks, grocery stores, and more. Curious if it could be the right fit for you? Call your REALTOR® today to book a showing! Pictures were taken prior to tenants moving in.