

**9515 104 Avenue
Grande Prairie, Alberta**

MLS # A2249338



\$399,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,370 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Full side by side duplex for sale in Hillside! Whether you are looking to break into the rental market and start your portfolio , or move in and live on the vacant side and keep long term tenant on the other side this duplex will be sure to do just that! Conveniently located in central Grande Prairie, with in walk distance to Elementary Public School, Public Bus Stops, Grocery Stores, And Several Amenities. Each unit consists off a main level which hosts the kitchen, dining, living room plus a half bath and sliding patio doors to your own patio. Basement is fully developed into two bedrooms, full bathroom, and utility/storage room. There is a fenced yard portion complimented by a shed for storage also and each unit has own parking, own entrances, own laundry, and own garbage cans. Book your viewing today as properties like this do not come up frequently.