

**9306 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2008640**



**\$79,900**

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**Division:** Hillside

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**Lot Size:** 0.14 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** RT

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**Water:** -

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**Sewer:** -

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**Utilities:** -

**INVESTOR ALERT!** This property is 50'x122' and has back alley access. It is zoned residential transition which will allow you to build a duplex or triplex. The current owners have the development permits/plans to construct a triplex. Located close to a school, bus routes, shopping and more.\*\*The home currently located on it is not habitable in its current state and is being sold for land value only. "As is, where is on completion date with no warranties or representations".\*\*