

12014 102B Street
Grande Prairie, Alberta

MLS # A2102171



\$249,900

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	830 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Great revenue property or home for first time home buyer. This cute duplex features a great open floorplan on the main level with nice kitchen facing the living room and opening up to the dining room which leads out to the covered deck great for barbeques. There are also 2 bedrooms upstairs and a full bathroom. Basement is full developed with a great sized rec room and additional large bedroom with walk in closet and en-suite bathroom with is lovely with nice standup shower making for a great basement master bedroom. The backyard backs onto a large green space with a park on one end and partially fenced. The roof was redone in 2020. This unit currently has tenants in place until the end of May who would love to stay for an investor, currently paying \$1600 plus utilities. A coat of paint and this unit would shine!