

**A & B, 9310 106 Avenue
Grande Prairie, Alberta**

MLS # A2167301



\$280,000

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	2,020 sq.ft.	Age:	1979 (45 yrs old)
Beds:	6	Baths:	2
Garage:	Additional Parking, Driveway, Off Street, Unpaved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Vinyl Siding

Zoning: RT

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters

Inclusions: 2 Fridges, 2 stove, 2 washers, 2 dryers

AMAZING INVESTMENT OPPORTUNITY WITH GREAT CASH FLOW! This full duplex has two units all on one title and both units are currently rented for \$1300 for \$1350. Both units are completely separate and tenants pay all their own utilities. As you walk into these units you have a large living room area that leads to dinning room and then kitchen. Down the hallway you will find 3 bedrooms, roomy full bathroom and main floor laundry room. The basements on both sides is undeveloped and just a large open blank canvas. Both sides also have a side door that leads to the back yard. The backyard is landscaped and mostly fenced and as an added perk at the top of the yard behind the fence you will find additional parking and back alley access! Don't miss out on the opportunity to own this great revenue property!