



GRASSROOTS
REALTY GROUP

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10237 120A Avenue
Grande Prairie, Alberta

MLS # A2259990



\$269,900

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	706 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn		

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

Inclusions: N/A

Excellent investment opportunity! This half-duplex offers vaulted ceilings, open-concept living on the main level with small den/office at the front, a half bath and laundry near the back door with direct access to the fenced backyard with deck and shed. The lower level includes three bedrooms, a full bath, and storage. Currently tenant-occupied at \$1,500/month with a lease in place until January 31, 2026, this unit provides steady income right from day one. Pictures from vacant!.