



GRASSROOTS

REALTY GROUP

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**A,B, 10761 73 Avenue
Grande Prairie, Alberta**

MLS # A2318960

\$449,900



Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	969 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, shed.

Discover an incredible investment opportunity with this legal up/down duplex situated on a desirable corner lot in Mission Heights. This property features an ICF foundation and a fantastic location within walking distance to four schools, the Eastlink Center, and various Southside recreational and shopping amenities. The upper unit offers two large bedrooms, a full bathroom, vaulted ceilings, a bright dining area, white cabinets, and a south-facing deck. The lower unit also features two nice sized bedrooms, a full bathroom, and durable vinyl plank flooring with high ceilings and large windows. Each unit enjoys the convenience of separate laundry, furnaces, hot water tanks and separate meters for power and gas. With a rear parking pad, a storage shed, and additional space on the corner lot, parking is never an issue. This well-maintained property is currently generating \$1,550/month upstairs and \$1,200/month downstairs with long term tenants making it a reliable income-producing asset for your portfolio.