



GRASSROOTS
REALTY GROUP

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7018 90 Street
Grande Prairie, Alberta

MLS # A2323880



\$484,000

Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,130 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions: Shed, Fridgex2, Stovex2, Dishwasherx2, Washerx2, Dryerx2, Microwavex2

2012 built legal up down duplex situated on a quiet street in desired Countryside north with NO REAR NEIGHBORS! Upper unit boasts open concept between kitchen , dining and living room. Kitchen has must have corner pantry , and adequate cabinet + counter space. Dining allows for a table of any shape or size for all occasions. Living room has large window for natural light and vaulted ceilings. Remainder of upper unit consists of full bathroom, three good sized bedrooms including the master with walk in closet and full en-suite. Basement suite again has open concept between kitchen + living room with large windows so it does not feel like a basement, and dining in own area great for privacy, one large bedroom, and full bathroom. Each unit has its own laundry. Back yard is west backing, mostly fenced and has a shed for storage. Driveway allows for ample parking + storage. Both units currently rented, so whether you are looking to add a turn key rental property to your growing portfolio, or home where you can off set the mortgage and live in one of the units, this home is it!