



GRASSROOTS
REALTY GROUP

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**A & B, 11518 73 Avenue
Grande Prairie, Alberta**

MLS # A2326609



\$489,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,120 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

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

Inclusions:	n/a
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Opportunity knocks with this well maintained legal up/down home in a great neighbourhood! Featuring matching flooring and finishes throughout both legal suites, this property is ideal for investors, multi generational families, or buyers looking to offset their mortgage with rental income. The upper suite offers 3 bedrooms and 2 bathrooms and is currently vacant, making it easy to view the property. The lower suite features 2 bedrooms and 1 bathroom, with the tenant scheduled to move out at the end of the month. Each suite has its own private entrance, laundry, and separate utilities, making ownership simple and affordable. A 3 car rear parking pad provides plenty of off street parking.