



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7209 105 Street
Grande Prairie, Alberta

MLS # A2333576



\$279,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	612 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Shed		
--------------------	------	--	--

Nicely renovated half duplex located in a great family-friendly neighborhood, just steps from schools, parks, and a short walk to the Eastlink Centre. This practical layout features three bedrooms in the basement, making it an excellent option for a rental investment or an affordable first home. Updated finishes throughout give it a fresh, modern feel, while the location and functionality check all the boxes for comfortable living.