

13525 104A Street
Grande Prairie, Alberta

MLS # A2142694



\$619,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,408 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Cleared		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: 12 Stainless Steel Appliances, Deck, RPR

INTRODUCING THE ****ALL-NEW**** INVESTOR CROSSTOWN MODIFIED BI-LEVEL WITH GARAGES! THIS NEW UNIT IS BIGGER, AND MORE REFINED THAN OUR WILDLY POPULAR INVESTOR CROSSTOWN! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN ARBOUR HILLS! NO REAR NEIGHBOURS!! THIS HARKER HOMES INVESTOR - JOB# 263, is a Legal suite that combines Harker's Famous Finishing, attention to detail and exceptional quality in a detached home that creates excellent return on investment. The upper Unit is 1408 Sqft and features 3 bedrooms and 2 full baths. The Lower unit is 1076 sqft and has 2 bedrooms and 1 full bath, and its own kitchen. Each unit comes with its own kitchen, h-vac and mechanical. 6 appliances, so all you need to do is move in and start collecting rent. The upper unit comes with a deck.