

**A & B, 9310 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2167301**



**\$280,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	2,020 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Off Street, Unpaved		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RT

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** 2 Fridges, 2 stove, 2 washers, 2 dryers

**AMAZING INVESTMENT OPPORTUNITY WITH GREAT CASH FLOW!** This full duplex has two units all on one title and both units are currently rented for \$1300 and \$1350. Both units are completely separate and tenants pay all their own utilities. As you walk into these units you have a large living room area that leads to dining room and kitchen. Down the hallway you will find 3 bedrooms, roomy full bathroom and MAIN FLOOR LAUNDRY room. The basements on both sides are undeveloped a large open blank canvas. Both sides also have a side door that leads to the back yard and basement stairs. The backyard is landscaped and mostly fenced and as an added perk at the top of the yard behind the fence you will find additional parking and back alley access! Don't miss out on the opportunity to own this great revenue property!