



DON'T GAMBLE WITH YOUR HOME.
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**A & B, 9310 106 Avenue
 Grande Prairie, Alberta**

MLS # A2167301



\$280,000

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