



DON'T GAMBLE WITH YOUR HOME.
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7211 106 Street
Grande Prairie, Alberta

MLS # A2174664



\$255,000

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,214 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Step right up! This is a prime opportunity to own a starter home or to have as a revenue property in the busy G.P. rental market! This 2-storey duplex has 3 bedrooms, 2.5 bathrooms, fenced backyard and single, attached garage. Open & bright layout of kitchen, dining area & living room on the main floor as well as handy, half bathroom plus coat closet just off of access to the garage. Upstairs, the bedrooms include the primary bedroom with full ensuite & walk-in closet. Laundry is also situated upstairs, making it a super short distance to put all those clean clothes away. Basement is undeveloped but walls are framed for large bedroom, bathroom, furnace room, & under stairs storage. Patio doors lead to concrete pad, to enjoy a good BBQ, watch the kids play or just soak in some sunshine. Located in the 'Mission Heights' subdivision, a very family-friendly area on the south side of the City of Grande Prairie, super close to the Eastlink Centre, ice rinks, multiple schools, plenty of restaurants & tons of shopping. Quick possession is possible. Contact a REALTOR® today for more info or to view!