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A&B, 10028 104 Avenue
Grande Prairie, Alberta

MLS # A2247065



\$469,000

Division:	Avondale		
Type:	Residential/Duplex		
Style:	Attached-Front/Back, Bi-Level		
Size:	1,435 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Vinyl Siding

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RT

Utilities: -

Inclusions: NA

Incredible investment or first-home opportunity! This well-maintained front-to-back duplex offers two spacious units, each with 3 bedrooms and 1.5 baths. Both units feature double parking pads, private balconies with storage underneath, and separate gas, electric and water meters for added convenience. Whether you're looking to offset your mortgage with rental income or add a solid property to your investment portfolio, this property is a smart choice.