



8614 72 Avenue
Grande Prairie, Alberta

MLS # GP215526

\$419,800



Division:	Signature Falls		
Type:	Residential/Duplex		
Style:	Up/Down		
Size:	1,130 sq.ft.	Age:	2019 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	-		

Inclusions: RPR, one year builders warranty, 10 year Alberta New Home Warranty

INVESTOR ALERT! Unique Home Concepts - "Regency Up/Down" (Job#550) in family friendly Signature Falls close to elementary school & parks. Looking to get into the rental market? Look no further as this brand new up/down duplex with great location is sure to attract good tenants. Upstairs you will find a spacious kitchen with corner pantry open to dining area and living room. Master bedroom features walk in closet and ensuite. There are 2 more bedrooms as well as a full bathroom making this a great fit for a small family. Basement unit has open floor plan with kitchen open to the living room, 2 bedrooms as well as a full bathroom. Separate utilities for upstairs & downstairs. Each unit comes with fridge, stove, dishwasher, washer, dryer & blinds so all you have to do is purchase and move your tenants in.