

**9506 107 Avenue
Grande Prairie, Alberta**

MLS # A2271993



\$389,900

Division:	Hillside		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,137 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		

Inclusions: Fridgex2, Stovex2, Washerx2, Dryerx2

RENOVATED UP/DOWN DUPLEX!!! With 2 High Efficiency Furnaces, Separate Entrances, Separate Laundry In Unit(s), Rare Separate Power,Gas, And Water Meters! Situated on large multi family lot in Hillside subdivision, with rear alley access. Each unit has 2 bed 1 bath and own laundry rooms, and updates include flooring, paint, light fixtures, counter tops and complimented with awesome long term tenants. Total rent for this property is \$3650.00 utilities included in rent(s). Book your viewing today this property will be sure to please.