

**7209 105 Street
Grande Prairie, Alberta**

MLS # A2273173



\$269,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	612 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

A nicely renovated half duplex located in a great family-friendly neighborhood, just steps from schools, parks, and a short walk to the Eastlink Centre. This practical layout features three bedrooms in the basement, making it an excellent option for a rental investment or an affordable first home. Updated finishes throughout give it a fresh, modern feel, while the location and functionality check all the boxes for comfortable living. Don't forget, the other side of this duplex is also available!