

7211 105 Street  
Grande Prairie, Alberta

MLS # A2273174



## \$269,900

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights                 |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level |               |                   |
| <b>Size:</b>     | 612 sq.ft.                      | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                     |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot                  |               |                   |

|                    |                 |                   |    |
|--------------------|-----------------|-------------------|----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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!