

**9739 124 Avenue
Grande Prairie, Alberta**

MLS # GP215265



\$289,900

Division:	Scenic Ridge.		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,012 sq.ft.	Age:	1998 (22 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway		
Lot Size:	-		
Lot Feat:	Near Shopping Center, Paved		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	No Smoking Home, Sump Pump(s)		

Inclusions: -

INVESTOR ALERT, Legal non conforming Up/Down unit with separate entrances that is fully approved and signed off at with the City of Grande Prairie. The current tenants are paying \$2600/month, \$1600 upstairs and \$1000 down, this property has great cash flow. Upstairs flooring has brand new flooring and the property has recently been painted. Plenty of parking at the back of the house with street parking in the front. The Landlord covers the cost of utilities and taxes. More information is available for interested buyers. With this type of revenue at this price it is truly a must see. Seller of the property is a licensed Realtor® in the province of Alberta.