

**9506 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2271993**



**\$389,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Mixed	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.