

9406 102 Avenue
Grande Prairie, Alberta

MLS # A2163698



\$349,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,428 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Floor Furnace	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: (fridge, stove, dishwasher, washer, dryer) X2

Rent: \$1600/month up; \$1400/month down. Seperate gas meter, seperate electrical meter, and seperate water meter. So tenants pay all their own utilities. All new vinyl plank flooring throughout, kitchens completely gutted and redone with new cabinets, countertops, sinks, tile backsplash, and pantry. Bathrooms redone, painted throughout, ceilings retextured. Basement was completely re- drywalled. ALL 10 appliances replaced. Upgraded electrical coming into the house, new siding, new deck, vented rangehoods to vent outside. All new light fixtures and ceiling fans. Other recent renovations including all windows, furnaces and HWT, shingles are 7 years old. Upstairs features 3 bedrooms, full bath. Rear entrance leads down to the shared laundry area complete with 2 washers & 2 dryers . Downstairs suite just over 1000 sq.ft features 2 bedrooms, 1 bath, kitchen and living room/dining area. Property is fully fenced with easement and shed in back with common entrance to shared backyard, separate entrances in the front. Double parking in the front and double parking in the back.