



DJ Golden
REAL ESTATE

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10116 103 Avenue
Grande Prairie, Alberta

MLS # A2195552



\$179,900

Division:	Avondale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	565 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Other
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	rt
Utilities:	-

Inclusions: none

3 bed 1 bath half duplex on an RT zoned lot in Avondale with back alley access, the neighboring duplex 10118 is also for sale, own both, also a 4 plex is for sale next door as well(A2192141)! This basic duplex is currently rented month to month for \$1100 plus utilities so possession could be had in 3 calendar months! Laundry and utilities are all conveniently located on the main level as there is no basement. Yes they need some work but could be an excellent BRRR as they are the best-priced 1/2 duplexes in the market by over 40k!(buy-renovate-rent- refinance)!