



DJ Golden
REAL ESTATE

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10029/10031 107 Avenue
Grande Prairie, Alberta

MLS # A2245643



\$300,000

Division:	Avondale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,060 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Perimeter Wall	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Separate Entrance		

Inclusions: Fridgex2, Stovex2, Washerx2, Dryerx2, Shed(split in half)

Side By Side Duplex On One Title And On Multi Family Zoned RT Zoned Lot! Each unit has 2 bed 1 Bath own entrances, own laundry, own furnace/hot water tank/electrical panel. One side just became vacant, and other side long term tenant currently paying \$1100.00 but open to slight increase. Each unit has own parking and fenced yards with shed shared. Back alley access as well as situated on corner lot. Recent updates completed in the last few years high efficiency furnaces , hot water tanks, and shingles. Home has vinyl siding and windows upgraded to vinyl at one time so they are not original.