



97 Pinnacle Avenue
Grande Prairie, Alberta

MLS # A1107986



\$379,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Split Level		
Size:	1,467 sq.ft.	Age:	2005 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Suite, Walk-Out	LLD:	-
Exterior:	Vinyl Siding	Zoning:	muni
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	See Remarks		

Inclusions: all appliances in both units

Rental income ! This up down duplex is in fanatic condition and has many recent upgrades ! the top unit features 2 beds up and great kitchen living room area . The lower unit has 1 bed room with a massive walk in closet and the living space is wide open with a nice kitchen and living room area that has a gas fire place ! This unit has great rental cash flow and is worth a look!