

**A & B, 10435 92A Street
Grande Prairie, Alberta**

MLS # A2190949



\$315,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Hillside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 960 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, See Remarks | | |

Inclusions: Appliances

Here is an INVESTMENT Property, if you want to keep the tenants in the home now or live in one suite and rent the other! The choice can be yours! The yard is a nice size and fenced. There is a 16 X 24 garage and long driveway if you want room to park your RV in the summertime. On the main floor you have 960 sq ft of living space, 3 bedrooms, main bathroom, 2 piece ensuite, laundry and a nice size living area. The basement suite has the utility room with 2 furnaces for upstairs and down, furnaces are updated, 2 bedrooms, laundry, bathroom and living area. The upstairs tenant has a lease until Oct 31/2025. The best way to know if this works for you is to call your favorite realtor and book a time to view!