

13018 91A Street  
Grande Prairie, Alberta

MLS # A2185946



**\$325,000**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	2 Storey, Up/Down		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	Public
<b>Roof:</b>	-	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	RS
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage Collected
<b>Features:</b>	-		

**Inclusions:** N/A

Great side by side Duplex with 1 bedroom "LEGAL" suite in the basement, and 3 bedroom "LEGAL" suite upstairs, 5 appliances, single attached garage, these units are only 1 block from the Maude Clifford School. They come with tenants in place, total gross income is \$2800.00 a month. Call today for your personal Viewing before it's gone. 24 hours notice for viewing's please.