





10118 103 Avenue Grande Prairie, Alberta

MLS # A2195546



\$179,900

Division:	Avondale			
Type:	Residential/Duplex			
Style:	2 Storey, Attached-Side by Side			
Size:	1,130 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	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	rt
Foundation:	Other	Utilities:	-

Features: See Remarks

Inclusions: none

3 bed 1 bath half duplex on an RT zoned lot in Avondale with back alley access, the neighboring duplex 10116 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 \$1300 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)!