

**12002 105A Street
Grande Prairie, Alberta**

MLS # A2183680



\$429,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,569 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Dryers, 2 Washers

Don't miss this amazing investment opportunity in the desirable Royal Oaks neighborhood! This well-maintained up/down duplex is perfect for investors or buyers looking to live in one unit while renting out the other. A 4 bedroom, 3 bathroom house with a double car garage and a triple driveway! The upstairs suite features 2 spacious bedrooms, including a primary bedroom with its own ensuite, and 2 full bathrooms. The open-concept living space is bright and inviting, with a well-equipped kitchen offering ample storage. A cozy deck off the main level provides the perfect spot to enjoy your morning coffee. Upstairs tenants will also appreciate the convenience of a double car garage for parking and extra storage. The lower suite includes 2 large bedrooms, a full bathroom, and a bright living area with large windows. The functional kitchen is fully equipped, and the basement tenants can relax on their own private west-facing deck. This unit also features separate laundry and a private entrance, ensuring privacy and convenience for both tenants. Additional features include extra parking along the side of the property and a fantastic location close to schools, parks, and shopping. This property is a turnkey investment with excellent rental potential in one of Grande Prairie's most sought-after neighborhoods.