



12902 102A Street
Grande Prairie, Alberta

MLS # A2166608



\$584,900

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|------------------|------------------------|---------------|------------------|
| Division: | Northridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,203 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Cleared | | |

| | | | |
|--------------------|-------------------------|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | Sewer |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry | | |

Inclusions: 12 SS Samsung Appliances, Deck

SAMPLE PHOTOS. INTRODUCING THE INVESTOR CROSSTOWN WITH GARAGES! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN NORTHRIDGE! THIS HARKER HOMES INVESTOR - JOB# 275, is a Legal suite that combines Harker's Famous Finishing, attention to detail and exceptional quality in a detached home that creates excellent return on investment. The upper Unit is 1203 Sqft and features 3 bedrooms and 2 full baths. The Lower unit is 1257 sqft and has 2 bedrooms and 1 full bath. Each unit comes with 6 appliances, so all you need to do is move in and start collecting rent. The upper unit comes with a deck.