



**7211 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2174664**



**\$255,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Step right up! This is a prime opportunity to own a starter home or to have as a revenue property in the busy G.P. rental market! This 2-storey duplex has 3 bedrooms, 2.5 bathrooms, fenced backyard and single, attached garage. Open & bright layout of kitchen, dining area & living room on the main floor as well as handy, half bathroom plus coat closet just off of access to the garage. Upstairs, the bedrooms include the primary bedroom with full ensuite & walk-in closet. Laundry is also situated upstairs, making it a super short distance to put all those clean clothes away. Basement is undeveloped but walls are framed for large bedroom, bathroom, furnace room, & under stairs storage. Patio doors lead to concrete pad, to enjoy a good BBQ, watch the kids play or just soak in some sunshine. Located in the 'Mission Heights' subdivision, a very family-friendly area on the south side of the City of Grande Prairie, super close to the Eastlink Centre, ice rinks, multiple schools, plenty of restaurants & tons of shopping. Quick possession is possible. Contact a REALTOR® today for more info or to view!