

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

**MLS # A2183680**



**\$429,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.