

**13010 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2198204**



**\$594,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	2 fridges, 2 stoves, 2 dishwashers, 2 OTR microwaves, 2 washers, 2 dryers, 2 GDO openers.		

Seize the opportunity to build equity and secure your financial future with this fantastic investment property. With the option to purchase with just 5% down, you can live in the spacious upper unit while renting out the lower suite for an impressive average of \$2,000 per month! Are you a savvy investor searching for a property that not only builds equity but also provides consistent cash flow? Look no further! The upper unit boasts a rental potential of approximately \$2,300 per month and appreciates 3.00% per year making this a lucrative opportunity. This thoughtfully designed property features a well-appointed upper unit with 3 bedrooms and 2 full bathrooms, providing ample space for comfortable living. The lower suite is equally inviting, with 2 bedrooms and 1 full bathroom, perfect for tenants seeking a cozy home. Crafted by Harker, known for their quality constructions, this property includes dependable soundproofing, separate entrances, walk in closets and modern finishes throughout. Enjoy the elegance of quartz countertops in both kitchens, complemented by spacious islands and soft-close cabinets. At just 3 years old, this unit comes with the peace of mind of a new home warranty, ensuring a hassle-free investment. The west-facing backyard is fully fenced, featuring a lovely deck for the upper unit—ideal for outdoor relaxation and entertaining. Each unit is equipped with a generous 12x26 garage and a concrete parking pad, providing convenience and security for tenants. Situated in a superb location, this property offers easy access to scenic walking trails, both public and Catholic schools, shopping amenities, and quick routes to main transportation arteries. Don't miss this incredible opportunity to invest in a property that promises both immediate returns and long-term growth. Contact a realtor today to schedule a viewing and take the first step

toward securing your financial future!