



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

10233 120A Avenue
Grande Prairie, Alberta

MLS # A2259979



\$274,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		
Inclusions:	N/A		

Move-in ready and with some fresh updates! This half-duplex offers fresh modern paint, vaulted ceilings and an open-concept main floor that feels bright and spacious. The kitchen features new countertops, while the living area with dinning room and living room flows into a small versatile den/office at the front and a convenient half bath and laundry at the back door. Living room features new flooring. The back door leads to the fully fenced yard with deck and storage shed—perfect for enjoying outdoor space. The lower level includes three bedrooms, a full bath, providing privacy and functionality. With fresh paint and immediate possession available, this side is ideal for an owner-occupant or as part of an investment portfolio. The adjoining unit is also for sale so fantastic opportunity for an investment portfolio.