

**10118 103 Avenue
Grande Prairie, Alberta**
MLS # A2195546


\$179,900

Division:	Avondale		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,130 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	rt
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: none

3 bed 1 bath half duplex on an RT zoned lot in Avondale with back alley access, the neighboring duplex 10116 is also for sale, own both, also a 4 plex is for sale next door as well(A2192141)! This basic duplex is currently rented month to month for \$1300 plus utilities so possession could be had in 3 calendar months! Laundry and utilities are all conveniently located on the main level as there is no basement. Yes they need some work but could be an excellent BRRR as they are the best-priced 1/2 duplexes in the market by over 40k!(buy-renovate-rent- refinance)!