

**10116 103 Avenue  
Grande Prairie, Alberta**
**MLS # A2195552**


# \$179,900

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	565 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

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

**Inclusions:** none

3 bed 1 bath half duplex on an RT zoned lot in Avondale with back alley access, the neighboring duplex 10118 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 \$1100 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)!