

9042 92 Avenue
Grande Prairie, Alberta

MLS # A2227144



\$279,900

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed, Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

This is an exciting new listing for a property that would be perfect a First time Home owner for anyone looking to add to their rental portfolio. The home is in excellent condition and boasts a number of features that would be ideal for tenants. The home comes with 1 bedroom and 1 bathroom upstairs with a full living room and fantastic kitch/dining space. An additional 3 bedrooms and bathroom in the basement. It is located in a Cobblestone neighbourhood that is close to all amenities like shopping, schools & bus routes. Shingles we updated in the last 2 years, this is a great opportunity to purchase a property that will provide a solid return on investment. Contact me today to learn more about this fantastic new opportunity to get into the market, before its gone!