

SHELDON SWAIN

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8206 114 Street
Grande Prairie, Alberta

MLS # A1071524



\$200,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	565 sq.ft.	Age:	2004 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Few Trees, Lawn, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Master Downstairs, See Remarks		

Inclusions: -

Double up on the investment opportunity! Generate some revenue on this great deal of a side by side style duplex in the Westpointe subdivision. Other side of duplex for sale as well (refer to MLS#A1071519). Upstairs is open concept with room just off of kitchen that would be excellent office space for when working at home or could be great playroom, den or storage area. Kitchen has pantry, prep island & access to back deck to enjoy our gorgeous sunsets on. Convenient half bathroom upstairs as well. 3 bedrooms downstairs plus laundry area & full bathroom. Nice neutral colour palette. Paved parking pad in front plus street parking. Rent for this unit is \$1,100 & lease ends Nov. 30th, 2021. Call today to view! ***Please note: 3D Tour & photos are from unit was vacant. Currently tenant occupied. 24 hours notice required for showings.***