Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9723 100 Avenue
Grande Prairie, Alberta

MLS # A2299232

$209,900

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	**Age:**	1954 (72 yrs old)
Beds:	4	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco	**Zoning:**	CC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Investor alert! A new two-year lease is in place with long-term tenants paying $2,200/month, making this a strong, cash-flowing asset from day one. This home is ideally located Downtown and presents an excellent opportunity to start or expand your investment portfolio. The upper suite is well maintained and features 2 bedrooms, 1 bathroom, and a spacious kitchen with ample counter space and a dining area. The lower suite offers 3 bedrooms, 1 bathroom, a functional kitchen, and a comfortable living space—providing solid rental appeal. Outside, the property includes a single-car garage and a fully fenced yard, adding to tenant convenience and overall value. For those thinking long term, there is also the opportunity to purchase this property together with the neighboring home, opening the door for future multi-family development potential.

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