

**10474 131 Avenue
Grande Prairie, Alberta**

MLS # A2309185



\$549,900

Division:	Royal Oaks		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,068 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	High Efficiency	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Great Up/Down Duplex located in Royal Oaks!!! There are 3 bedrooms & 1 bathroom on the upper level and 2 bedrooms & 1 bathroom on the lower level. Each unit is very well-maintained and open concept. There is Vinyl plank flooring throughout each unit. Dark-stained cabinets and stainless steel appliances. Each unit has its own laundry. Attached single car garage for each unit. Close to schools, shopping and walking trails. Don't miss out!! Book your showing today!!!