



9304 107 Avenue , Grande Prairie, Alberta - \$130,000



Main Photo

Property Description



P:

Investor Alert! With near zero vacancies in Grande Prairie, this property may be the one you have been waiting for, to add to your rental portfolio. This one and half storey home offers a main floor bedroom with access to a full bath. The upstairs offers two more bedrooms. In addition, there is a porch leading to the front entrance and a side room off the kitchen that would work well as a pantry. The laundry and mechanical area are located in the undeveloped partial basement. The home's cast iron plumbing has been replaced with pec/abs type plumbing, some of the flooring has been updated to vinyl plank, the hot water tank was replaced in 2023 and the furnace around 2010. The home is located on a 50 x 120-foot lot, with rear alley access. If you are looking for an area where you can do a new build, the land is zoned RO - Residential Transition District, which allows duplexes and secondary suites, among other permitted and discretionary uses. The property is located one block east of Hillside School, a playground and outdoor skating rink. It should be noted that the home is a 1.5 storey home with the second level having a ceiling height that falls two inches below RECA's current RMS guidelines of seven feet. Therefore, the square footage of the upper level has not been included in the RMS, nor has the area of the unheated front porch and former side entrance coming off the kitchen. If these three areas had been included that would have brought the square footage more in line with the City's assessment record of 1131 square feet.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Century 21 Grande Prairie Realty Inc.