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12029 77 Avenue
Grande Prairie, Alberta

MLS # A1163695



\$550,000

Division:	Kensington		
Type:	Residential/House		
Style:	Bi-Level, Up/Down		
Size:	1,203 sq.ft.	Age:	2021 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Suite

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Tankless Hot Water

Inclusions: Fridge X2, Stove X2, Dishwasher X2, Over the range microwave X2, Washer X2, Dryer X2, GDO + controls X2, All light fixtures

Investor Alert !!! Construction has just started! With a high demand for more versatile homes in Grande Prairie, Align Homes is here to deliver. This 1203 sq.ft. includes a three bedroom, two bathroom home upstairs with a 858 sq.ft, two bedroom, one bathroom suite on the lower level. Both suites include great features such as, quartz countertops, luxury vinyl plank flooring throughout, separate garage space, separate high efficiency furnaces and Navien units, all appliances, and separate entrances. There is access to the backyard from the main level to a 9X17 deck. As a revenue property it is hard to beat the ROI this property offers. If you're looking for a property that offers the ability of someone else to help pay down the mortgage quicker, this one will do just that. This property also helps keep parents close but still gives you the private space you may want, the possibilities are endless. Located in one of Grande Prairies newest subdivisions and just a hop, skip, and a jump away from Costco. Call today for more information or to book a private showing.