

## 780-296-5892 sellwiththeresa@gmail.com

## 10213 128 Avenue Grande Prairie, Alberta

## MLS # A2240218



### SCALE 3/16" = 1

Forced Air, Natural Gas

Tile, Vinyl

Fiberglass

Full, Suite

Pantry

Stone, Vinyl Siding

Poured Concrete

# \$614,900

| Division: | Northridge             |        |                  |
|-----------|------------------------|--------|------------------|
| Туре:     | Residential/House      |        |                  |
| Style:    | Bi-Level               |        |                  |
| Size:     | 1,203 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 5                      | Baths: | 3                |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.12 Acre              |        |                  |
| Lot Feat: | Cleared                |        |                  |
|           | Water:                 | -      |                  |
|           | Sewer:                 | Sewer  |                  |
|           | Condo Fee              | 5: -   |                  |
|           | LLD:                   | -      |                  |
|           | Zoning:                | RS     |                  |
|           | Utilities:             | _      |                  |

#### Inclusions: NA

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

Features:

SAMPLE PHOTOS. COMPLETE MAY 31/2025. INTRODUCING THE INVESTOR CROSSTOWN WITH GARAGES! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN NORTHRIDGE! THIS HARKER HOMES INVESTOR - JOB# 276, is a Legal suite that combines Harker's Famous Finishing, attention to detail and exceptional quality in a detached home that creates excellent return on investment. The upper Unit is 1203 Sqft and features 3 bedrooms and 2 full baths. The Lower unit is 1257 sqft and has 2 bedrooms and 1 full bath. Each unit comes with 6 appliances, so all you need to do is move in and start collecting rent. The upper unit comes with a deck.