

13525 104A Street
Grande Prairie, Alberta

MLS # A2142694



\$619,900

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|------------------|------------------------|---------------|------------------|
| Division: | Arbour Hills | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,408 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Cleared | | |

| | | | |
|--------------------|-------------------------|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | Sewer |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry | | |

Inclusions: 12 Stainless Steel Appliances, Deck, RPR

INTRODUCING THE ****ALL-NEW**** INVESTOR CROSSTOWN MODIFIED BI-LEVEL WITH GARAGES! THIS NEW UNIT IS BIGGER, AND MORE REFINED THAN OUR WILDLY POPULAR INVESTOR CROSSTOWN! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN ARBOUR HILLS! NO REAR NEIGHBOURS!! THIS HARKER HOMES INVESTOR - JOB# 263, 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 1408 Sqft and features 3 bedrooms and 2 full baths. The Lower unit is 1076 sqft and has 2 bedrooms and 1 full bath, and its own kitchen. Each unit comes with its own kitchen, h-vac and mechanical. 6 appliances, so all you need to do is move in and start collecting rent. The upper unit comes with a deck.