

**10513 83 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2226787**



**\$255,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	625 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Whether you're an investor looking to expand your portfolio or a first-time buyer hoping to get into the market, this Mission Heights duplex is a smart move. With a renter already in place until October, you can take your time making plans, or start collecting income right away. Inside, the home offers a functional layout and room to grow, with three bedrooms and 1.5 bathrooms. The U-shaped kitchen features classic oak cabinets, a pantry for extra storage, and opens right into the dining area. From here, a garden door framed by tall windows leads out to the backyard, making it easy to step out for your morning coffee or keep an eye on kids or pets. The living room feels bright and welcoming thanks to a large front window that fills the space with natural light. The full bathroom offers plenty of storage and counter space, while the half bath adds extra convenience for a busy household. Outside, there's a deck to enjoy summer evenings and a shed to keep your gear organized. The roof was redone in 2009, giving peace of mind for the years ahead. All of this in a location that's just minutes from restaurants, schools, parks, grocery stores, and more. Curious if it could be the right fit for you? Call your REALTOR® today to book a showing! Pictures were taken prior to tenants moving in.