



CORY PELCHAT

REALTOR®

GRASSROOTS REALTY GROUP LTD.

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10306 128 Avenue
Grande Prairie, Alberta

MLS # A2194839

\$599,900



Division:	Northridge		
Type:	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		

Heating: Forced Air, Natural Gas

Floors: Tile, Vinyl

Roof: Fiberglass

Basement: Full, Suite

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: Sewer

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: 12 Appliances + Deck

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.