

**10206 128 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2194841**

**\$599,900**



<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** 12 appliances and deck

SAMPLE PHOTOS. COMPLETE JUNE 30 2025. INTRODUCING THE INVESTOR CROSSTOWN WITH GARAGES! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN NORTHRIDGE! THIS HARKER HOMES INVESTOR - JOB# 282, 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.&nbsp; 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.