



**GRASSROOTS**  
REALTY GROUP

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**9422 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2232097**



**\$435,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Attached-Up/Down		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Shared Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry, Tankless Hot Water

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Fridge X2, Stove X2, Dishwasher X2, Washer/Dryer X2, window coverings

Fully rented up/down duplex in Cobblestone! A rare find with separate gas and electric meters. 3 beds 1 bath upstairs, 1 bed 1 bath downstairs. An original Dirham build this unit shows its quality throughout. Finished with tile entrances and kitchen backsplashes, upgraded cabinetry in kitchens and bathrooms, low E windows, and on-demand water heaters. Units have separate gas and electricity meters, entrances, heat, laundry and proper parking for both. Both units are currently rented.