



GRASSROOTS
REALTY GROUP

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10214 125 Avenue
Grande Prairie, Alberta

MLS # A2262447



\$530,000

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	1,096 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Total Appliances: Refrigerator (2) stove (2) OTR microwave (2) dishwasher (2) washer (2) dryer (2)

Discover an exceptional investment opportunity with this legal up/down duplex, thoughtfully designed for modern living and strong rental potential. Each unit features tasteful finishes, including rich espresso cabinetry, granite countertops, and contemporary fixtures that add warmth and sophistication throughout. The property includes an attached double garage, offering one private garage space per unit—a welcome winter convenience for tenants. A fully fenced, private yard provides outdoor space for relaxation and recreation. This turnkey property is already generating solid income, with the upper unit leased at \$1,950/month and the lower unit leased at \$1,700/month. Perfect for investors or owner-occupiers seeking mortgage support, this duplex combines style, functionality, and reliable cash flow in one attractive package.