



GRASSROOTS
REALTY GROUP

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9359 131 Avenue
Grande Prairie, Alberta

MLS # A2269019



\$549,900

Division:	Lakeland		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,690 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	529.18 Acres		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Granite

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: 2-Refrigerators, 2-Stoves, 2-Microwaves, 2-Dishwashers, 2-Washers, 2-Dryers

Truly an ultra-rare find! 5-level split, legal up/down that combines thoughtful design, quality construction, and unbeatable location. Perfectly positioned on a spacious corner lot that backs onto a park, this home offers versatility, privacy, and income potential—all in one remarkable property. Built with attention to detail and craftsmanship, this property offers a wide range of features that set it apart from the rest. Private off-street parking for both units, a covered wrap-around deck with under-deck storage and a one of a kind back yard oasis, to name a few. Each level of the home has been carefully planned to maximize space, light and livability. The upper suite impresses with soaring ceilings, large windows, and an open-concept layout ideal for family living or entertaining. The kitchen boasts quality cabinetry, modern appliances, and direct access to a private deck. Upstairs, you'll find three bedrooms, a three-piece bath, and a walk-in closet with laundry facilities. The lower suite access is at ground level and offers its own private entrance and driveway, creating true independence for tenants or extended family. This bright and spacious unit includes an open living area, a well-equipped kitchen, and access to the stunning backyard, all enhanced by thoughtful design and attention to detail. Enjoy the natural light in the 2 bedrooms on the 4th level, as well as a spacious 3 pc bathroom, large primary walk-in closet and laundry just steps away. Just wait, there's more! The undeveloped 5 level is ready for your vision to come true. That's right! This space is ready to become a 3rd bedroom with an ensuite, media room or gym. The choice is yours! Outside, the triple detached garage provides ample parking and storage, a rare and valuable feature. The corner lot setting offers extra yard space, mature landscaping, and direct access to the park and

walking paths behind. Whether you’re looking to live “with some help from above” , house multiple generations, or invest in a premium income property, you won’t want to miss this meticulously built home.