



**8929 96 Avenue
Grande Prairie, Alberta**

MLS # A2293406



\$545,000

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,100 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Calling all Investors extremely well taken care of legal up/down duplex with attached front garages. If you are looking for a great revenue generating property or a mortgage helper where you live in one unit and rent the other, then this is the one for you! Totally separate utilities, furnaces, hot water heaters and each unit has one attached garage parking space. The upper unit consists of 3 good sized bedrooms and a 4 piece bathroom as well as an open kitchen/living/dining area. Upper unit also has a storage space and a deck off of the kitchen as well as in suite laundry. The lower unit has 2 great sized bedrooms, 4 piece bathroom, open concept kitchen/dining/living area as well as storage space and in suite laundry. Both units are currently tenanted. Situated in Cobblestone these units are close to shopping, schools, playgrounds and transit. Each unit comes equipped with Stove, Fridge, Dishwasher, Over The Range Microwave as well as Washer and Dryer. Upper Unit washer and Dryer approximately 1 year old. These units have been meticulously maintained.