



GRASSROOTS

REALTY GROUP

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9313 103 Avenue
Grande Prairie, Alberta

MLS # A2303113



\$1,100,000

Division:	Hillside		
Type:	Multi-Family/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	3,918 sq.ft.	Age:	2023 (3 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RT
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Refrigerators (3), Stoves (3), Washers/Dryers (3), Dishwashers (3).

Welcome to this like-new 2023 built triplex located in the desirable Hillside neighbourhood — a perfect opportunity for investors or buyers looking for a multi-unit property with strong income potential. This well-designed property features 3 separate 2-storey units, each offering a functional and modern layout. The upper level in all units includes 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom complete with a walk-in closet and private ensuite. Convenient upstairs laundry in every unit adds to the practicality and tenant appeal. The main floor of each unit offers an open-concept design with a modern kitchen featuring quartz countertops, ceiling-height cabinetry, and ample counter space, flowing seamlessly into the dining and living areas. Each unit comes with its own attached garage plus additional parking, offering a total of 3 parking spaces per unit (2 on the pad and 1 in the garage) — a rare and valuable feature for tenants and owners alike. Currently tenant-occupied with strong rental potential, this property provides immediate income and flexibility. Whether you choose to live in one unit and rent the others or fully lease all three, this property offers excellent versatility and long-term value. Don't miss this opportunity to own a modern, turnkey triplex in Hillside — a perfect investment property with great cash flow potential.