



9029 80A Avenue
Grande Prairie, Alberta

MLS # A2307556



\$559,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,160 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, See Remarks, Separate Entrance		

Inclusions: Fridgex2, Stovex2, Dishwasherx2, Microwavex2, Garage Heaterx2, Central Air Conditioning

GREAT INVESTMENT OPPORTUNITY. This revenue up/down duplex is located on a corner lot in Riverstone. Both units have their own private entrance as well as a single attached heated garage. Upstairs features an open concept floor plan, lots of natural light in living room, great size kitchen with dark cabinetry and access to the backyard from the dining area. Master bedroom offers a walk-in closet, 3 pc bathroom. An additional bedroom, 4pc bathroom and own laundry. Downstairs unit offers 2 great size bedrooms, 3 pc bathroom, open concept floor plan, dark cabinetry in kitchen, cozy living room and a laundry room, as well has its own single car attached heated garage. South facing backyard is fully landscaped an fenced. Close to a school, park, shopping amenities and more. Also this legal up/down home has central air conditioning great for summer season that is fast approaching.