



GRASSROOTS

REALTY GROUP

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8821 65 Avenue
Grande Prairie, Alberta

MLS # A2308393



\$430,000

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Investor Opportunity & Revenue Property with Tenants 5 bedroom, 3 bathroom! This home offers a fantastic opportunity for investors or buyers looking for a mortgage helper, featuring an illegal up/down suite with separate entrances and great functional layouts. The upper level is bright and welcoming, with a front entry leading into a spacious living room highlighted by large windows. The cozy kitchen overlooks the living area, with a dedicated dining space to the side and direct access to a deck—perfect for everyday living and entertaining. Down the hall, you’ll find two comfortable bedrooms, a full bathroom, and a generously sized primary bedroom complete with its own ensuite. The upper unit is currently tenant-occupied, and the tenants would love to stay. The lower level features a separate rear entrance, leading into an open-concept living space that includes a living room, full kitchen, and dining area. This unit offers two bedrooms and one full bathroom, providing a practical and comfortable layout. The basement is also tenant-occupied, with tenants who would be happy to remain. Shared laundry is located in the furnace/utility room. Whether you're looking to expand your rental portfolio or offset your living costs, this property offers strong potential with built-in tenants already in place. Contact your REALTOR® to book a viewing.