



9825 96 Avenue
Grande Prairie, Alberta

MLS # A2317970



\$949,900

Division:	Highland Park		
Type:	Multi-Family/Triplex		
Style:	Bi-Level		
Size:	2,076 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle, Fiberglass	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: stainless kitchen appliances for each suite see sepc sheet

Brand-New Contemporary Triplex Designed for Maximum Cash Flow Potential. This purpose-built investment property features three self-contained suites, each offering 3 bedrooms, 2 full bathrooms, stainless steel kitchen appliances, separate power and gas meters, individual furnaces, and Navien hot water on demand systems. Located in Highland Park within walking distance to shopping, grocery stores, restaurants, and Grande Prairie's vibrant downtown core, this property offers a highly desirable rental location with an estimated completion date of October/November 2026. Each suite is thoughtfully designed to maximize rental appeal and tenant retention, featuring an open-concept kitchen and living area, spacious primary bedroom, full 4-piece bathroom, large island, corner pantry, soft-close cabinetry, and real wood soft-close drawers. The fully developed basement adds two additional bedrooms, another full bathroom, a second living area, and in-suite laundry, creating an ideal layout for families and working professionals. Built for long-term ownership and reduced operating costs, each unit has separate utility services so tenants pay their own power and gas, plus individual furnaces and hot water systems. Every suite includes a dedicated two-vehicle concrete parking stall, 2 stalls in the front and 4 at the back with back alley access, while added peace of mind comes from a 10-Year New Home Warranty, Navien hot water on demand systems with a 15-year warranty, and durable lifetime IKO shingles. Whether you're expanding your portfolio, seeking a turnkey multi-family asset, or looking to live in one unit while generating income from the others, this high-performing investment opportunity offers strong cash flow potential in one of Grande Prairie's most established rental markets. (sample pics from similar 3 plex build same builder, different layout, this build's

kitchen doesn't have islands, see plans and specs)