



GRASSROOTS
REALTY GROUP

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9822, 9824 96 Avenue
Grande Prairie, Alberta

MLS # A2318022



\$375,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,643 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Title insurance. East side - Shed, washer, dryer. West side - Fridge, stove, washer, dryer

First time ever offered for sale! This excellent side-by-side duplex on one title has been maintained by the original owners since new. Situated in north Highland Park, it is conveniently located within walking distance of bus routes, downtown, and all necessary shopping amenities. This highly functional property offers massive concrete driveways, back-alley access, separate fenced yards, and independent power, gas, and water meters for each unit. Both practical layouts include 2 bedrooms, 1 full bathroom, a front deck, and an undeveloped basement awaiting your custom touch. With this duplex being on a single title, it provides a unique financing opportunity to occupy one side and rent the other for as little as 5% down payment. This is a great option if you are looking to get into home ownership with a mortgage helper right next door or an affordable, convenient way to add 2 doors to your rental portfolio.