



GRASSROOTS
REALTY GROUP

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**A & B, 8876 75 Avenue
Grande Prairie, Alberta**

MLS # A2321725



\$480,000

Division:	Countryside North		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,118 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Parking Pad, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding	Zoning:	RS
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 of each of the following appliances: refrigerator, stove, dishwasher, washer, dryer. Window coverings.

Welcome to an exceptional real estate opportunity perfectly timed for Grande Prairie's high-demand housing & rental market. This wonderful up/down legal duplex offers ultimate flexibility for savvy buyers. You can choose to live in one beautifully finished unit while letting your tenant pay the mortgage, or immediately generate strong dual-stream revenue by renting out both levels. Privacy and comfort are guaranteed for all occupants, as each self-contained unit features its own private entry, dedicated laundry, separate furnace, and energy-efficient tankless hot water system. Beautiful finishes flow through both levels, showcasing sleek stainless steel appliances, contemporary dark cabinetry, lovely tile, and durable vinyl plank flooring. The upper level boasts a fantastic, open-concept layout elevated by dramatic vaulted ceilings. This fresh 3-bedroom, 1-bathroom home features elegant wrought-iron and wood stair railings, a kitchen with a coveted corner pantry, and wonderful, sunshine-filled living room with new carpet installed in May 2024. Step outside from the dining area onto your private deck to overlook & access the massive backyard. The lower level completely redefines basement living with desirable, oversized windows that flood the entire space with beautiful natural light. This unit offers a very generous 2-bedroom, 1-bathroom floor plan featuring a big living and dining area with plenty of room to stretch out. Situated on a massive, pie-shaped lot, the property backs directly onto a peaceful greenspace with no rear neighbours. The backyard has been smartly divided with fencing, allowing residents on both levels to enjoy the great outdoors in their own private spaces. Out front, a large concrete parking pad easily accommodates four vehicles. The home is within short walking distance of Mother Teresa Catholic School (Pre-K to Grade 8), making it

highly attractive to families or staff. With 'Resource Landing' being currently developed, you are also in close proximity to convenient drive-thru restaurants, medical practitioners and grocery store. ***Please Note: Marketing photos & the 3D Tour were taken when the property was vacant. The duplex is currently tenant-occupied, and a minimum of 24 hours' notice required for showings.*** Don't miss out on this fantastic investment. Call a REALTOR® today for more information or to book your private viewing!