



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**A & B, 9302 100 Avenue
Grande Prairie, Alberta**

MLS # A2323617



\$489,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,215 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

****TURNKEY INVESTMENT OPPORTUNITY IN GRANDE PRAIRIE!**** Add a strong income-producing asset to your portfolio with this well-maintained up/down duplex offering 5 bedrooms, 3 bathrooms, and reliable rental income in one of Grande Prairie's most active rental markets. Ideally situated close to schools, parks, playgrounds, shopping, and public transit, this property appeals to a wide range of tenants and offers excellent long-term investment potential. The upper suite features over 1,100 sq. ft. of bright, functional living space with vaulted ceilings, large south-facing windows, and an open-concept layout. The spacious living room flows seamlessly into the dining area and well-appointed kitchen, complete with modern black appliances, attractive tile backsplash, corner pantry, and ample cabinetry. Three generously sized bedrooms include a primary retreat with a walk-in closet and full ensuite bathroom. A second full bathroom, linen storage, and conveniently located in-suite laundry complete the upper level. Residents can enjoy both the sunny south-facing front entrance and the east-facing rear deck. The lower suite offers an inviting and spacious design highlighted by extra-high ceilings and oversized windows that fill the home with natural light. The kitchen mirrors the quality finishes found upstairs, featuring rich cabinetry, tile flooring, stylish backsplash, and a practical pantry. The primary bedroom is thoughtfully positioned at the rear of the suite for added privacy, while the second bedroom and full bathroom are located toward the front of the home. Additional features include in-suite laundry, a dedicated furnace room, and convenient linen storage. Situated on a large lot, the property offers a substantial concrete parking pad and dedicated sidewalks leading to each private entrance, enhancing accessibility and tenant convenience. With stable

tenants already in place and strong rental demand in Grande Prairie, this property presents an excellent opportunity for investors seeking immediate cash flow and long-term appreciation. Contact your REALTOR® today for additional information or to schedule a private viewing.