



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9303 107 Avenue
Grande Prairie, Alberta

MLS # A2325768



\$829,900

Division:	Hillside		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	2,263 sq.ft.	Age:	2020 (6 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RT
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Turn-Key 2020-Built Triplex | Excellent Cash Flow with Existing Tenants Amazing investment opportunity! This sleek, modern triplex built in 2020 offers peace of mind with nearly new construction and immediate income from reliable existing tenants. Designed for both tenant comfort and strong investor returns, this property delivers consistent cash flow and is ready for its next owner to add to their portfolio. Each of the three spacious units features a well-designed layout with: Generous kitchen space perfect for meal prep and entertaining Comfortable living room areas Primary bedroom on the main level Two additional bedrooms in the basement The thoughtful split-level design includes bonus living space with an extra family room, generous storage, and a full bathroom on the lower level — making each unit feel like a true home rather than just another rental. Property Highlights: Built in 2020 – modern finishes and low-maintenance appeal Three well-laid-out residential units 6 parking stalls (2 per unit) Excellent cash flow with long-term existing tenants in place Close proximity to schools and parks Strong investment potential with immediate returns This triplex is perfectly positioned for investors seeking a low-maintenance, income-generating property in a family-friendly location. Everything is set up for seamless ownership — step in and start collecting rents right away.