



GRASSROOTS
REALTY GROUP

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9309 103 Avenue
Grande Prairie, Alberta

MLS # A2327651



\$424,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,942 sq.ft.	Age:	1979 (47 yrs old)
Beds:	8	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RT
Utilities:	-

Inclusions: NA

An excellent opportunity to own a side-by-side duplex on one title! Whether you're an investor looking to add to your portfolio, a first-time home buyer wanting to offset your mortgage, or someone searching for a multi-generational living option, this property offers exceptional flexibility and value. Both units are now vacant, cleaned up, and move-in ready, giving the new owner the rare opportunity to select their own tenants at current market rents or occupy one (or both) units immediately. Each side features 4 bedrooms and 2 bathrooms, including a spacious primary bedroom with its own private ensuite, creating a highly desirable layout for families and tenants alike. An additional side entrance to the basement provides excellent potential for future suite development (subject to municipal approval), creating even more opportunities to maximize your investment. With separate living spaces, generous bedroom counts, and the ability to generate income from one or both units, this property offers outstanding long-term investment potential. Purchase with as little as 5% down (subject to lender qualification), live in one side while the other helps pay your mortgage, or maximize your cash flow by renting both units. Opportunities like this don't come along often—don't miss your chance to own a versatile, income-producing property that's ready for its next chapter.