



GRASSROOTS
REALTY GROUP

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9022 131 Avenue
Grande Prairie, Alberta

MLS # A2330135



\$349,900

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,317 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Immediate Possession!! This fully developed duplex offers an excellent opportunity for homeowners and investors alike. Featuring an attached single garage, 5 bedrooms, and 3.5 bathrooms, this spacious home provides plenty of room for a growing family or rental income. The bright and inviting main floor showcases an open-concept layout with a large island, corner pantry, and an abundance of natural light, making it perfect for everyday living and entertaining. Upstairs, you'll find three bedrooms, including the spacious primary suite complete with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. A welcoming front veranda adds to the home's curb appeal, while the landscaped, fenced backyard with a deck provides a great outdoor space to relax. Ideally located within walking distance to Maude Clifford School, shopping, and a variety of amenities, this property offers both convenience and value! Book your showing today!