



GRASSROOTS
REALTY GROUP

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8841 69 Avenue
Grande Prairie, Alberta

MLS # A2330323



\$449,000

Division:	Countryside North		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,445 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Welcome to this LEGAL up/down duplex in the highly desirable Countryside North, featuring amazing tenants already in place. This is a well-maintained property located on a quiet street in a family-friendly neighbourhood close to schools, parks, and walking trails. Situated on a quiet street, this property offers a private setting with generous parking for both suites. The legal basement suite was completed in 2023 and comes with brand-new appliances. Each unit features separate laundry, its own furnace, and a tankless hot water system updated in 2023, making this a true turnkey investment. The upper suite offers a bright and inviting open-concept layout with a cozy gas fireplace, plenty of natural light, 3 good-sized bedrooms, and a spacious 4-piece bathroom with direct access to the primary bedroom for an ensuite feel. The kitchen is nicely finished with a large corner pantry and excellent counter space. The lower suite, completed in 2023, features its own private entrance and offers 1 large bedroom with a walk-in closet and 1 full bathroom. The spacious front entry provides extra storage, while the above-grade windows allow for plenty of natural light throughout. The open-concept kitchen, dining, and living area is ideal for tenants and comes equipped with appliances including fridge, stove, and dishwasher. A separate laundry room completes the lower level. Rental Income: Upper Suite (leased until January 2027): \$1,500/month + utilities, Lower Suite : \$1,350/month + utilities (Tenant moving out August 31st, 2026), Total Rental Income: \$2,850/month + utilities paid by tenants. This setup makes it perfect for investors or buyers looking to live in one unit and rent the other. Don't miss out on this excellent revenue property in Countryside North — book your showing today!

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