



GRASSROOTS
REALTY GROUP

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9413 123 Avenue
Grande Prairie, Alberta

MLS # A2331459



\$289,900

Division:	Crystal Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	942 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Excellent opportunity for homeowners and investors! This half duplex offers a functional layout with two bedrooms and a full bathroom on the main level, plus two additional bedrooms and another full bathroom downstairs. The basement features a full kitchen and a separate side entrance, creating excellent flexibility for extended family, guests or potential rental income. The basement suite is non-conforming and offers plenty of space and privacy. Whether you're looking to offset your mortgage, accommodate multiple generations or add an investment property to your portfolio, this home is worth a look.