



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9835 96 Avenue
Grande Prairie, Alberta

MLS # A2334201

\$324,000



Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

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

Inclusions:	Hot tub
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Investor Alert! Cash Flow Potential Close to Downtown Opportunity knocks with this spacious 5 legal bedroom, 2.5 bathroom home located just minutes from downtown! Whether you're looking to add to your investment portfolio, create a multi-generational living space, or renovate for added value, this property offers incredible potential. The main floor features 3 bedrooms, 1.5 bathrooms, a generous living room, and functional kitchen layout. The lower level offers 2 additional legal bedrooms, a second large living room, full bathroom, and has the potential to develop 2 more bedrooms (subject to buyer verification and municipal requirements), making this an excellent candidate for maximizing rental income. Outside, enjoy a hot tub, detached garage, and recent exterior updates, including: New shingles on the garage New garage downspouts, Two new downspouts installed on the house. This home needs some TLC and cosmetic updates, but the size, layout, and location make it a fantastic opportunity for investors, renovators, or buyers looking to build equity. Features 5 legal bedrooms, 2.5 bathrooms, 2 large living rooms, Potential for 2 additional bedrooms, Hot tub, Detached garage, New garage shingles, Updated garage downspouts, Two new house downspouts. Close to downtown, shopping, schools, and amenities Bring your vision and unlock this property's full potential. Properties with this much space and income potential don't come along often! Call your favourite realtor today!