



**GRASSROOTS**  
REALTY GROUP

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9037 131 Avenue  
Grande Prairie, Alberta

MLS # A2223177



**\$265,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Lakeland   |        |                   |
| Type:     | Residential/Duplex                                       |        |                   |
| Style:    | Attached-Side by Side, Bi-Level                          |        |                   |
| Size:     | 715 sq.ft.   | Age:   | 2006 (19 yrs old) |
| Beds:     | 4  | Baths: | 2                 |
| Garage:   | Alley Access, Outside, Parking Pad, Paved                |        |                   |
| Lot Size: | 0.06 Acre  |        |                   |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot |        |                   |

|             |   |            |   |
|-------------|---|------------|---|
| Heating:    | Forced Air, Natural Gas   | Water:     | Public  |
| Floors:     | Carpet, Linoleum  | Sewer:     | Public Sewer  |
| Roof:       | Asphalt Shingle   | Condo Fee: | -   |
| Basement:   | Finished, Full  | LLD:       | -   |
| Exterior:   | Wood Frame  | Zoning:    | RS  |
| Foundation: | Poured Concrete   | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features:   | Open Floorplan, Primary Downstairs, See Remarks, Vaulted Ceiling(s) |            |   |

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Super popular layout is in this duplex with it's open floor plan, 4 bedrooms, and full bathrooms both upstairs and downstairs. Excellent investment property in our very active Grande Prairie rental market. Nice neutral colours, updated light fixtures, kitchen with lots of attractive cabinets, pantry & tile backsplash, good sized dining room area and large living room are a few of the features that make this property a stand out. Handy room by back entry upstairs could be used in a variety of ways: a bedroom, home office, den, play room or for additional storage. Bi-level style provides large windows in the basement allowing lots of natural light to come in. 3 bedrooms, under stairs storage and space-saving laundry/utility room are downstairs. South side deck to enjoy our summers on & shed for storage of the outdoor items like seasonal tires. Paved parking pad in rear with back alley access. Located close to Maude Clifford School, park, playground, convenience shopping, fabulous 'Crystal Lake' park area and walking trails. Great spot to live in if you work on the north end or in Clairmont. \*\*\*Please note: Photos & 3D Tour from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends July 31st, 2025, rent is \$1,650 & tenant is responsible for utilities.\*\*\* Contact a REALTOR® today for more details or to view!