



**GRASSROOTS**  
REALTY GROUP

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9422 88 Street  
Grande Prairie, Alberta

MLS # A2232097



**\$432,000**

Division:	Cobblestone		
Type:	Residential/House		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,483 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Shared Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home, Pantry, Tankless Hot Water

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

**Inclusions:** Fridge X2, Stove X2, Dishwasher X2, Washer/Dryer X2, window coverings

Fully rented up/down duplex in Cobblestone! A rare find with separate gas and electric meters. 3 beds 1 bath upstairs, 1 bed 1 bath downstairs. An original Dirham build this unit shows its quality throughout. Finished with tile entrances and kitchen backsplashes, upgraded cabinetry in kitchens and bathrooms, low E windows, and on-demand water heaters. Units have separate gas and electricity meters, entrances, heat, laundry and proper parking for both. Both units are currently rented.