



**GRASSROOTS**  
REALTY GROUP

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9410 88 Street  
Grande Prairie, Alberta

MLS # A2235963



**\$432,500**

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,462 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, Vaulted Ceiling(s)

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

**Inclusions:** 2 fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, window coverings

Here is the perfect investment property. This quality legal up down duplex was built in 2014 by Dirham Homes. The upper unit features an open concept kitchen, dining and living room with vaulted ceiling. 3 bedrooms and one bath. The lower unit was originally 2 bedrooms and 1 bath but it now only has 1 bedroom to create a larger living area (could easily be converted back to 2 bedrooms if one desired). The pictures of the lower unit are prior to opening up the living space and the existing tenant. The lower unit shows amazing!! Each unit has separate utilities, high E furnaces, separate laundry rooms, hot water on demand and 2 paved parking stalls per unit. The upper tenant has been in the property for 7 years and is currently month to month. The lower tenant is in a lease until end of September. Both tenants are great and would be interested in staying. If you are looking for a great revenue property you will want to see this one.