



GRASSROOTS
REALTY GROUP

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**9809 89A Street
Grande Prairie, Alberta**

MLS # A2242964



\$524,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,051 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite, Walk-Out To Grade
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry

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

Inclusions: Fridge x 2, Stove x 2, Dishwasher x 2, Microwave Range x 2, Stacking Washer/Dryer, Washer, Dryer, Window Coverings, GDO & Remotes

Excellent Revenue Property with Tenants in Place! This well-maintained duplex offers a fantastic investment opportunity with strong rental potential. Both units are in good condition and show well. The upper suite features an open-concept layout with a bright, spacious kitchen equipped with four appliances. It includes three generously sized bedrooms, a full bathroom, separate laundry room, and a single attached garage. The lower suite offers a well-designed kitchen with four appliances, two comfortable bedrooms, a full bathroom, dedicated laundry room, and its own single garage. Each unit has its own furnace, hot water tank, and laundry, providing convenience and independence for tenants. A turnkey investment with reliable tenants already in place!