



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**A & B, 9273 94 Avenue  
Grande Prairie, Alberta**

**MLS # A2248509**



**\$539,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Smith                  |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,291 sq.ft.           | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | City Lot, Corner Lot   |               |                   |

|                    |                                                        |                   |    |
|--------------------|--------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite, Walk-Up To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                                                  | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Vinyl Windows                                          |                   |    |

**Inclusions:** Basement fridge, basement stove, and basement dishwasher.

Legally Suited Home &ndash; Excellent Investment or Multi-Family Opportunity! Move your family in and have tenants in the suite pay your mortgage OR have two separate rented suites immediately gaining you monthly income! This legally suited property is truly a landlord's dream, offering two legal fully self-contained suites with a total of 6 bedrooms and 3 full bathrooms. Upper Level: 3 bedrooms, 2 full bathrooms, a large kitchen, dining and living room with a natural gas fireplace. Currently rented for \$3,400/month (includes internet, heat, water & gas). Lower Level: 3 bedrooms, 1 full bathroom, separate side entrance, well-laid out kitchen, dining and living room with a natural gas fireplace. Currently rented for \$2,400/month (includes internet, heat, water & gas). Both units feature laminate and tile flooring throughout (no carpet) and share convenient basement laundry. Additional highlights include: Bus stop nearby, Walking distance to community center, Double attached garage, Ample parking on a corner lot, and Fully fenced yard with low-maintenance chain link fencing and privacy slats. This property is already an income-generating business&mdash;tenants will either stay or move with little notice, giving you maximum flexibility. BONUS: Use the same property manager as the current owner and start your own hands-off investment business today, just as the seller has successfully done heading into retirement. This is a fantastic opportunity for investors or anyone looking for a versatile, income-producing property!