



**GRASSROOTS**  
REALTY GROUP

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**8721 122 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2250582**



**\$625,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Newer Legal Up/Down Duplex &ldquo;The Kinley&rdquo; by Unique Home Concepts Built by one of Grande Prairie&rsquo;s top builders, This property offers more space and features than most duplexes on the market. Each suite comes complete with its own garage, private laundry, and separate entrance, providing comfort and convenience for both owners and tenants. The main unit features a bright, open-concept floor plan with a modern electric fireplace in the living room, a spacious kitchen with island, and a dining area overlooking the backyard. The primary suite includes a walk-in closet and full ensuite, while two additional bedrooms and a 4-piece bath complete the upper level. The basement unit mirrors the same thoughtful design, offering a large open living space with fireplace, a well-appointed kitchen and dining area, plus two bedrooms and a 4-piece bath. Both suites are equipped with black stainless steel appliances and finished with durable vinyl plank flooring&mdash;ideal for easy maintenance and long-term use. Located in a great spot backing onto Farmers Field with no rear neighbors, this duplex combines modern style, smart functionality, and lasting value.