



GRASSROOTS
REALTY GROUP

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9431 123 Avenue
Grande Prairie, Alberta

MLS # A2261601



\$270,000

Division:	Crystal Ridge		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	1,050 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, R		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, See Remarks, Separate Entrance		

Inclusions: 2 of each of the following: refrigerator, stove, dishwasher, stacking washer & dryer

This property is a fantastic, investment opportunity or an ideal setup for an owner-occupier looking for a strong mortgage helper. Located in a high-demand area of Grande Prairie, it offers easy access to all amenities, including the Prairie Mall, numerous restaurants, and a quick route to Clairmont, while also being steps from nature with a playground, the Off-Leash Dog Park, Crystal Lake, and extensive walking trails right nearby. The fully fenced backyard backs onto a peaceful grass easement, and there are three dedicated parking stalls in front, plus street parking, for convenience. The duplex features two distinct and updated living spaces, each with its own private entrance and own stacking washer and dryer, maximizing space, privacy and tenant appeal. The upper unit provides a spacious and bright family-friendly layout with 3 bedrooms and 1 full bathroom. The unit boasts a spacious living room with large windows as well as a big dining area in conjunction with the kitchen. The kitchen has been updated with modern stainless steel appliances, eye-catching laminate countertops, crisp tile backsplash and combination of chocolate-coloured cabinets & open shelves. The lower unit is an attractive space featuring 2 sizable bedrooms and the uncommon, 2 bathrooms! The primary bedroom offers a significant draw with a walk-in closet and 3-piece bathroom ensuite. Occupants will appreciate the cozy electric fireplace in the living room and the clean look of the kitchen's white cabinets & tile backsplash coordinating with the appealing laminate flooring. Easy cleaning throughout as there is no carpet downstairs. This combination of smart updates and an excellent dual-income layout make this property a premium choice for cash flow. Please note: 3D Tour and photos taken when property was vacant. Currently tenant occupied. Contact a REALTOR® today to book a

viewing or for more information!