



**GRASSROOTS**  
REALTY GROUP

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10214 125 Avenue  
Grande Prairie, Alberta

MLS # A2262447



**\$530,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Total Appliances: Refrigerator (2) stove (2) OTR microwave (2) dishwasher (2) washer (2) dryer (2)

Discover an exceptional investment opportunity with this legal up/down duplex, thoughtfully designed for modern living and strong rental potential. Each unit features tasteful finishes, including rich espresso cabinetry, granite countertops, and contemporary fixtures that add warmth and sophistication throughout. The property includes an attached double garage, offering one private garage space per unit—a welcome winter convenience for tenants. A fully fenced, private yard provides outdoor space for relaxation and recreation. This turnkey property is already generating solid income, with the upper unit leased at \$1,950/month and the lower unit leased at \$1,700/month. Perfect for investors or owner-occupiers seeking mortgage support, this duplex combines style, functionality, and reliable cash flow in one attractive package.