



**GRASSROOTS**  
REALTY GROUP

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**A & B, 9507 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2269130**



**\$520,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Water:</b>	Public
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	Sewer
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Connected
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** 3 stoves, 4 refrigerators, 3 microwave rangehoods, 1 dishwasher, 4 washers, 4 dryers

Seize a rare opportunity to own this fully developed, side-by-side duplex, offering two completely separate and upgraded homes in one efficient property. This is a truly turnkey investment designed for maximum tenant appeal and minimal hassle. Each side offers a generous main floor with large living rooms, practical & attractive kitchen & dining areas, three bedrooms, and full bathroom. The lower level of each unit is designed for modern comfort, featuring a second living space with a cozy electric fireplace, two additional bedrooms (one of which boasts a private three-piece ensuite), and a third bathroom. The smart design extends to the essentials, with multiple bedrooms offering walk-in closets complete with organizers for superior storage. Adding to the desirability, the downstairs space also includes a flexible space perfect for a computer station, reading nook, or dedicated home office area. With a full host of updates throughout and separate laundry facilities on both levels of each side, this property ensures happy, long-term tenants and excellent cash flow potential for the savvy owner. Don't miss out on this high-value, low-stress addition to your portfolio! Ample parking in front as well as rear of property, with back alley access. \* Please note: photos and 3D Tour taken when property was vacant. Currently tenant occupied.

\* Contact a REALTOR® today for more info or to view!