



GRASSROOTS
REALTY GROUP

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

MLS # A2269130



\$520,000

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Hillside | | |
| Type: | Multi-Family/Full Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 2,120 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Bldg Name: | - |
| Floors: | Carpet, Laminate, Linoleum, Tile | Water: | Public |
| Roof: | Asphalt Shingle | Sewer: | Sewer |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RT |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer Connected |
| Features: | 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!