



9717 126 Avenue
Grande Prairie, Alberta

MLS # A2289972



\$394,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,438 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS Small Lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: UPSTAIRS UNIT - Refrigerator, Stove, Dishwasher, Washer, Dryer, OTR Microwave - DOWNSTAIRS UNIT - Refrigerator, Stove, Dishwasher, Washer, Dryer, OTR Fan

OPPORTUNITY IS KNOCKING - INCREDIBLE WELL KEPT - INVESTMENT PROPERTY - JUST MINUTES FROM GRANDE PRAIRIE'S GROWING NORTHSIDE AMENITIES! Looking to start or grow your real estate investment portfolio - look no further! This wonderful suited property has a ton to offer. Take your first steps into the upstairs unit and you will be thoroughly impressed by how well these LONG TERM TENANTS have kept the property. Bright light, and a wonderful sprawling OPEN CONCEPT KITCHEN & LIVING ROOM welcome you into the home. STUNNING WHITE CABINETRY, BEAUTIFUL BACKSPLASH & COUNTERTOPS, & PANTRY highlight the beautiful kitchen space. Upstairs you will notice a SPRAWLING PRIMARY BEDROOM WITH AMPLE CLOSET SPACE, along with 2 GENEROUS SIZED BEDROOMS, AN ELEGANT 4 PIECE BATHROOM MODERN FINISHES. The upper unit also offers SEPARATE LAUNDRY, FORMAL DINING SPACE, AND A DECK SPACE perfect for BBQing & entertaining. Let's move to the basement unit and you will immediate notice the REAR LANE ACCESS W/ 2 PARKING STALLS & LARGE BACKYARD SPACE W/ STORAGE OPPORTUNITIES & RV PARKING POTENTIAL! Make your way inside and you will be greeted by a FUNCTIONAL OPEN KITCHEN & LIVING ROOM w/ fashionable cabinetry, flooring, and overall finish of the basement suite. This unit offers 2 LARGE BEDROOMS, EXTENSIVE STORAGE, SEPARATE LAUNDRY, and a conveniently located 4 PIECE BATHROOM. Did I mention the shingles were just updated in 2024! Welcome to a fantastic investment property.....Welcome to Scenic Ridge!