



**9303 101 Avenue
Grande Prairie, Alberta**

MLS # A2292267



\$429,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,205 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Fully rented, cash-flowing side-by-side duplex with separately metered utilities, two fenced yards, and ample front parking—an ideal turnkey investment opportunity in a convenient central location. Each unit offers 3 bedrooms and 1 full bathroom, generating \$1,400/month per side with tenants paying all utilities, including water, sewer, and garbage. Unit B is leased until July 31, 2026, while Unit A is currently month-to-month, providing flexibility for future adjustments. The property features a fully fenced yard divided into two ???????? spaces for tenant enjoyment, plus extensive front parking for both units. Located within walking distance to downtown and close to transit routes, this income-producing property well-suited for Northern Alberta investors.