



**8466 102 Avenue
Grande Prairie, Alberta**

MLS # A2295716



\$495,000

Division:	Crystal Landing		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,580 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Street Lighting		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Investor Alert! This well-maintained up/down duplex offers a fantastic opportunity for both investors and homeowners looking for a mortgage helper. Built in 2014, this 1,580 sq. ft. property features a functional and modern layout with 3 bedrooms in the upper suite and a fully developed 2 bedroom basement suite. The home is set up with separate gas and electricity meters, making it a great option for generating income or managing tenants with ease. The upper unit is currently rented for \$1,900/month (lease ending in March), while the lower suite brings in \$1,350/month on a month-to-month basis, offering flexibility for future plans. Recent updates include a brand new refrigerator in the upper unit and a brand new washer and dryer in the lower suite. The upper unit has also been professionally cleaned, making it move-in ready for the next occupants. Situated on a desirable corner lot, this property offers plenty of parking for both units and a layout designed for comfort and privacy. Whether you're looking to expand your portfolio or get into the market with a smart investment, this is a solid opportunity in a newer build.