



GRASSROOTS
REALTY GROUP

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9904 85 Avenue
Grande Prairie, Alberta

MLS # A2304751



\$340,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/House | | |
| Style: | Attached-Up/Down, Bungalow | | |
| Size: | 1,140 sq.ft. | Age: | 1967 (59 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Cleared, Rectangular Lot, See Remarks | | |

| | |
|--------------------|-----------------------|
| Heating: | Forced Air |
| Floors: | Linoleum, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | See Remarks |

| | |
|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | RG |
| Utilities: | - |

Inclusions: NA

Located in the quiet and established community of Highland Park, this UP/DOWN duplex offers a great opportunity for investors or first-time buyers. Close to schools, shopping, and everyday amenities, this is a location that continues to make sense for both living and renting. The upper level features a spacious and functional layout with a very large, open living and dining area, and a kitchen that is semi-open to the dining space, along with three bedrooms and one and a half bathrooms. The lower level has been fully renovated and offers a bright, modern feel, with the living room, dining area, and kitchen all open to one another, along with two bedrooms, one full bathroom, and all new appliances. With its own rear entrance, it provides privacy and flexibility for occupants. Both levels include their own laundry, adding convenience and separation. Situated on a large 7,800 sq ft lot, the property features a fully fenced backyard and off-street parking, making it practical for day-to-day living, and a solid opportunity with immediate functionality and room to add value over time.