



**9009 93 Avenue
Grande Prairie, Alberta**

MLS # A2122944



\$335,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,596 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2

Fantastic Investment Opportunity in the Desirable Cobblestone Neighborhood! This spacious up/down duplex is ideally located within walking distance of numerous amenities, making it a prime choice for both investors and homeowners looking for mortgage helpers. The property is surrounded by convenience stores, restaurants, Riverstone School, FreshCo, and Shoppers Drugmart. The upper unit of this two-story home is boasts a generous floor plan with three bedrooms, including an exceptionally large primary suite. With 2.5 bathrooms, laundry, large living room and kitchen this is an ideal living space for a family or tenants. Adding to the appeal of this property is the lower mother-in-law suite, complete with its own separate entrance. This suite is a fantastic mortgage helper, offering a self-contained living space with one bedroom, a bathroom, and an updated kitchen. The convenience of separate laundry facilities for each unit ensures privacy and functionality. There's also a newly installed concrete parking pad, providing ample parking space for multiple vehicles. Additionally, a 10'x16' shed offers extra storage, keeping your outdoor equipment and tools organized. This property's versatile layout and prime location make it a smart investment choice. Whether you're looking to live in one unit and rent out the other, or you're seeking rental income from both units, this duplex offers endless possibilities. Don't miss out on this opportunity; schedule a viewing today!