



GRASSROOTS
REALTY GROUP

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8701 88 Street
Grande Prairie, Alberta

MLS # A2130725



\$450,000

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,058 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	2
Garage:	Assigned, Concrete Driveway, Double Garage Attached, Driveway, Garage F		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: 2 of each: refrigerator, stove, dishwasher, washer, dryer

*** TAKE THE NEXT STEP WITH THIS AWESOME INVESTMENT OPPORTUNITY! *** Legal, up/down duplex in the "Riverstone" subdivision within the City of Grande Prairie. Each unit has their own entrances, attached, single garage & driveway space as well as high efficiency furnaces, hot water tanks and laundry rooms. No debate of who does what, where! Separate power and gas meters for each unit also. 3 bedrooms & 1 bathroom are in upper "B" unit. Highly appealing, open layout of kitchen, dining and living room areas. Very nice vinyl plank flooring with only carpet in the bedrooms. White cabinets in the kitchen go well with the neutral greys wall colour & white trim. Upper unit has back deck and use of the fenced backyard to enjoy our lovely summers on or for outside get-togethers. Down unit ("A") has similar interior styling & layout but with 2 bedrooms & 1 bathroom. Large windows let in amply supply of natural light. Located close to school, shopping including grocery store, coffee shops & restaurants. *****Please note: Photos and 3D tour were taken when vacant. Currently, tenant occupied. 24 hours notice required for showings. Rent for upper unit \$1,550, includes water only. Lease ends July 31st, 2024. Lower unit rent is \$1,325 with water included and lease ends August 31st, 2024. *** Contact a REALTOR® for more info or to book a viewing!