



8857 96 Avenue  
Grande Prairie, Alberta

MLS # A2138742



**\$439,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 x Refrigerator, 2 x Stove, 2 x Dishwasher, 2 x Washer, 2x Dryer

Fantastic chance to own this legal up/down duplex in Riverstone. Each unit includes an attached single-car garage and both units have separate power and gas meters as well as furnaces and electrical panels. The upper unit is bright and open, featuring 3 bedrooms, 1 bathroom, neutral colors, its own washer and dryer, and a lovely deck off the dining area. The basement unit has 2 bedrooms, 1 bathroom, large windows, a washer and dryer, and a separate entrance. The property also boasts a large fenced yard and is within walking distance to Riverstone school and shopping! Rental potential of \$3500 a month and tenants pay their own utilities!!