



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9520 99 Avenue
Grande Prairie, Alberta

MLS # A2143128



\$329,900

Division:	Smith		
Type:	Residential/House		
Style:	Bi-Level		
Size:	840 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Refrigerator (x3), Stove (x3), Dishwasher, Washer/Dryer (x2), Window Coverings

3-Unit Revenue Generating Property! If you are an investor looking to add to your portfolio, this is a fantastic opportunity. Unit 1 features 2 bedrooms, 1 bathroom, and its own laundry room with access to the deck overlooking the fully fenced backyard with a shed. The lower two units are nearly identical, each offering 1 bedroom and 1 bathroom, with shared laundry facilities. Located in the central Smith subdivision, this property is close to a soccer field, shopping, schools, and more. Don't miss out on this excellent investment!