



GRASSROOTS
REALTY GROUP

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

8941 94 Avenue
Grande Prairie, Alberta

MLS # A2143797



\$444,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,058 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	19-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: 2-Fridges, 2-Stoves, 2-Dishwashers, 2-Washers, 2-Dryers

FULL LEGAL UP/DOWN BI-LEVEL DUPLEX in the family-friendly Cobblestone neighborhood. BACKING ON TO THE RIVERSTONE SCHOOL YARD with playground across the street only steps away! SEPARATE UTILITIES FOR GAS & POWER (Water is a shared meter) and EACH UNIT HAS IT'S OWN ENTRANCE, FURNACE, HWT and INDIVIDUAL SINGLE GARAGE with driveway parking area. The upper unit features 3 bedrooms, 1 bathroom and stacking washer/dryer with an existing tenant for IMMEDIATE RENTAL INCOME. The lower unit includes 2 bedrooms, 1 bathroom and front-load washer and dryer. Both units have contemporary finishes with dark stain maple cabinets, tiled backsplash, SS appliances and open-concept floor plans. Landscaped and fenced with rear deck off the upper unit. Top unit is currently TENANT OCCUPIED with lease to Feb 28/25 at \$1800/mo. (Utilities included to a cap of \$400 with excess charged back to Tenant) THE PERFECT REVENUE PROPERTY! Arrange your private viewing today!