



**A/B, 9917 109 Avenue
Grande Prairie, Alberta**

MLS # A2147751



\$464,900

Division:	VLA Montrose		
Type:	Residential/Duplex		
Style:	Back Split, Bi-Level		
Size:	1,420 sq.ft.	Age:	2014 (10 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Front Yard, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, stove x2, dishwasher x2, range fan x2, washer/dryer x2.

Discover an exceptional investment opportunity with this beautifully designed duplex, part of a unique complex of 9 properties, each on separate titles. This allows investors the flexibility to purchase one or multiple units. Each unit features 3 spacious bedrooms and 2 full bathrooms, ideal for families or shared living arrangements. The main floor boasts a large bedroom, a full bathroom, a generous living and dining area, and a well-appointed kitchen with ample storage, perfect for everyday living and entertaining. The lower level includes two more comfortable bedrooms, a family room and another full bathroom, as well as a convenient laundry room, ensuring practical and efficient use of space. All units are finished with similar finishes throughout, making maintenance straightforward and cost-effective. The separate titles provide flexibility in financing, allowing for diverse ownership options. This property presents a lucrative investment opportunity in a centrally located area. Don't miss out on the chance to secure one or more of these fantastic duplexes. Contact your favorite realtor today for more details and to arrange a viewing.