



9509 103 Avenue  
Grande Prairie, Alberta

MLS # A2156312



**\$429,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,966 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** N/A

Welcome to this exceptional side-by-side duplex located in the desirable Hillside neighborhood of Grande Prairie. Perfect for investors or multi-generational living, this property boasts two spacious units, each with its own unique features. **Property Highlights:** Versatile Layout: Each side of this duplex offers a generous 3 bedrooms and 1 bathroom, providing ample space for families or potential tenants. This property is designed for potential basement/Inlaw Suite with its own separate entrance and laundry facilities. **Ample Parking:** The property features plenty of parking space, ensuring comfort and ease for residents and guests. **Prime Location:** Nestled in the sought-after Hillside area, this duplex benefits from a tranquil residential setting while being close to local amenities, schools, and parks. **Investment Opportunity:** This is a fantastic chance to secure a solid investment in a growing community. The separate units and features make it ideal for rental income or multi-family living. Don't miss out on this great investment opportunity! Book your showing today and explore the potential of this fantastic property.