

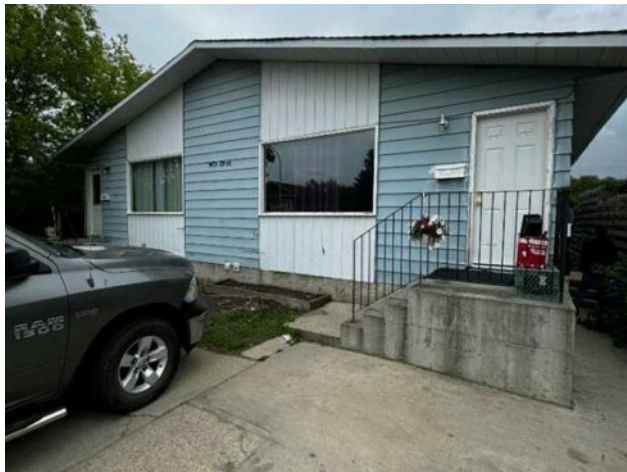


**GRASSROOTS**  
REALTY GROUP

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

9509 103 Avenue  
Grande Prairie, Alberta

MLS # A2156312



**\$399,900**

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

|             |                                    |            |   |
|-------------|------------------------------------|------------|---|
| Heating:    | Forced Air                         | Water:     | - |
| Floors:     | Laminate                           | Sewer:     | - |
| Roof:       | Asphalt Shingle                    | Condo Fee: | - |
| Basement:   | Finished, Full, Suite              | LLD:       | - |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame | Zoning:    | R |
| Foundation: | Poured Concrete                    | Utilities: | - |
| Features:   | Laminate Counters                  |            |   |

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.