



9422 88 Street
Grande Prairie, Alberta

MLS # A2168392



\$388,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	4 Level Split, Up/Down		
Size:	1,461 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry		

Inclusions: 2x fridge, 2 x stove, 2x dishwasher, 2 x washer & Dryer window blinds

Very well kept legally suited up/down duplex. Top unit has 3 bedrooms and open concept kitchen, dining & living room. Bottom unit is complete with 1 bedroom, kitchen dinette & living room. Units have separate laundry. Front & back yards are both landscaped and includes a concrete walkway. There is a paved lane to the rear of the lot to access the 4 stall paved parking. Building features high efficiency furnaces, Lowe windows, hot water on demand. This a a nice location close to the new school. Upstairs is in a lease till January 31, 2025 lease amount \$1600 includes water, downstairs lease in place till January 31, 2025 lease amount \$1150 includes water. Book your showing today!!