



**A & B, 9302 100 Avenue
Grande Prairie, Alberta**

MLS # A2185222



\$424,000

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,185 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: 2 of each of the following: stove, dishwasher, refrigerator, washer, dryer

*****INVESTOR ALERT!***** Enhance your portfolio with this 5-bedroom, 3-bathroom property by generating rental income in the red-hot City of Grande Prairie market! This up/down duplex features a great layout and is in a prime location, providing easy access to shopping, City transit, playgrounds, parks, and schools. The upper unit features over 1,100 sq. feet of space with an inviting, open-concept plan, vaulted ceilings and tasteful, modern finishing. Up from the front entrance is the living room with nice carpet & south facing windows; the kitchen is equipped with stylish black appliances, attractive backsplash, corner pantry plus the great dining space, all done in wonderful tile flooring. Three generously-sized bedrooms are down the hallway, including the primary bedroom with its full ensuite and walk-in closet, providing plenty of space for comfortable living for everyone. Also on this level is the full main bathroom and linen closet. For added convenience, the unit's laundry area is discreetly tucked away in the furnace room, down from the front entry. For the lower unit, head down a few stairs from the private entrance to the sizable tiled landing area with double door coat closet and then into the living room with extra-high ceilings & large windows, filling the area with natural light. The kitchen boasts the same finishing details as the upper unit with deep brown cabinets, classy tiled backsplash & tile flooring as well as the handy pantry. Primary bedroom is at the back of the suite ensuring privacy, while the second bedroom and full bathroom are conveniently located towards the front of the living area. Combined laundry & furnace room and linen closet complete this level. Upper unit occupants can enjoy their morning coffee on the south-facing front step or on the east-facing deck. This property is on a big lot, with large, concrete parking pad plus sidewalks going

from pad to each of the doors of the two units. Upper unit rent is \$1,750 with water included & lease ends Feb. 28, 2026. Lower unit rent is \$1,300 with water included & lease ends Feb. 28th, 2026. *** Please note: photos and 3D Tours are from when property was vacant. Currently tenant occupied with 24 hours notice required for showings. *** Contact a REALTOR® today for more information or to schedule a viewing!