



**9311 101 Avenue
Grande Prairie, Alberta**

MLS # A2192994



\$379,900

Division:	Hillside		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,120 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Fully Renovated Legal Up/Down Duplex in Grande Prairie ?? Turnkey Investment Opportunity or Ideal Multi-Family Home! This fully renovated legal up/down duplex in Grande Prairie, AB offers a fantastic opportunity for investors or homeowners looking for a mortgage helper. With modern updates throughout both units, this property is completely move-in ready and designed for comfortable, independent living in each suite. Property Features: Legal Up/Down Duplex – Perfect for rental income or multi-generational living, Fully Renovated Up & Down – Modern updates throughout both suites, Spacious Layout – Two self-contained units with separate entrances, Excellent Location – Close to shopping, and amenities, Turnkey Investment – Great opportunity to generate passive income.

Recent Renovations & Updates: Brand new kitchens with updated cabinetry, countertops & appliances, Fresh flooring, trim & paint throughout both units, Updated bathrooms for a clean, modern feel, New fixtures & hardware throughout the home, Move-in ready condition – no work needed! Whether you're an investor looking for a high-demand rental property or a homeowner seeking additional income, this duplex delivers exceptional value. With its legal status, fully updated interiors, and prime location, this is an opportunity you don't want to miss! Book your showing today!