

**9809 89A Street  
Grande Prairie, Alberta**

**MLS # A2242964**

# \$524,900



<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Fridge x 2, Stove x 2, Dishwasher x 2, Microwave Range x 2, Stacking Washer/Dryer, Washer, Dryer, Window Coverings, GDO & Remotes

Excellent Revenue Property with Tenants in Place! This well-maintained duplex offers a fantastic investment opportunity with strong rental potential. Both units are in good condition and show well. The upper suite features an open-concept layout with a bright, spacious kitchen equipped with four appliances. It includes three generously sized bedrooms, a full bathroom, separate laundry room, and a single attached garage. The lower suite offers a well-designed kitchen with four appliances, two comfortable bedrooms, a full bathroom, dedicated laundry room, and its own single garage. Each unit has its own furnace, hot water tank, and laundry, providing convenience and independence for tenants. A turnkey investment with reliable tenants already in place!