

**A & B, 9507 104 Avenue
Grande Prairie, Alberta**

MLS # A2269130



\$520,000

Division:	Hillside		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,120 sq.ft.	Age:	1979 (47 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Sewer
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Connected
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: 3 stoves, 4 refrigerators, 3 microwave rangehoods, 1 dishwasher, 4 washers, 4 dryers

Seize a rare opportunity to own this fully developed, side-by-side duplex, offering two completely separate and upgraded homes in one efficient property. This is a truly turnkey investment designed for maximum tenant appeal and minimal hassle. Each side offers a generous main floor with large living rooms, practical & attractive kitchen & dining areas, three bedrooms, and full bathroom. The lower level of each unit is designed for modern comfort, featuring a second living space with a cozy electric fireplace, two additional bedrooms (one of which boasts a private three-piece ensuite), and a third bathroom. The smart design extends to the essentials, with multiple bedrooms offering walk-in closets complete with organizers for superior storage. Adding to the desirability, the downstairs space also includes a flexible space perfect for a computer station, reading nook, or dedicated home office area. With a full host of updates throughout and separate laundry facilities on both levels of each side, this property ensures happy, long-term tenants and excellent cash flow potential for the savvy owner. Don't miss out on this high-value, low-stress addition to your portfolio! Ample parking in front as well as rear of property, with back alley access. * Please note: photos and 3D Tour taken when property was vacant. Currently tenant occupied.

* Contact a REALTOR® today for more info or to view!