

**9029 80A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2307556**



**\$559,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Riverstone                              |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bi-Level                                |               |                   |
| <b>Size:</b>     | 1,159 sq.ft.                            | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 5                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), No Smoking Home, Pantry, See Remarks, Separate Entrance

**Inclusions:** Fridgex2, Stovex2, Dishwasherx2, Microwavex2, Garage Heaterx2, Central Air Conditioning

**GREAT INVESTMENT OPPORTUNITY.** This revenue up/down duplex is located on a corner lot in Riverstone. Both units have their own private entrance as well as a single attached heated garage. Upstairs features an open concept floor plan, lots of natural light in living room, great size kitchen with dark cabinetry and access to the backyard from the dining area. Master bedroom offers a walk-in closet, 3 pc bathroom. An additional bedroom, 4pc bathroom and own laundry. Downstairs unit offers 2 great size bedrooms, 3 pc bathroom, open concept floor plan, dark cabinetry in kitchen, cozy living room and a laundry room, as well has its own single car attached heated garage. South facing backyard is fully landscaped an fenced. Close to a school, park, shopping amenities and more. Also this legal up/down home has central air conditioning great for summer season that is fast approaching.