

9022 131 Avenue  
Grande Prairie, Alberta

MLS # A2330135



# \$349,900

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeland                        |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,317 sq.ft.                    | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard                       |               |                   |

|                    |                                          |                   |    |
|--------------------|------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Other                                    | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                              |                   |    |

**Inclusions:** N/A

Immediate Possession!! This fully developed duplex offers an excellent opportunity for homeowners and investors alike. Featuring an attached single garage, 5 bedrooms, and 3.5 bathrooms, this spacious home provides plenty of room for a growing family or rental income. The bright and inviting main floor showcases an open-concept layout with a large island, corner pantry, and an abundance of natural light, making it perfect for everyday living and entertaining. Upstairs, you'll find three bedrooms, including the spacious primary suite complete with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. A welcoming front veranda adds to the home's curb appeal, while the landscaped, fenced backyard with a deck provides a great outdoor space to relax. Ideally located within walking distance to Maude Clifford School, shopping, and a variety of amenities, this property offers both convenience and value! Book your showing today!