

9216 94A Avenue
Grande Prairie, Alberta

MLS # A2335724



\$360,000

Division:	Smith		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,096 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: 2 REFRIGERATORS, 2 STOVES, 2 WASHERS, 2 DRYERS, 2 DISHWASHERS

Discover the perfect blend of functionality, comfort, and investment potential with this city-approved legal up/down duplex. Whether you're looking for a mortgage helper, rental income, or space for extended family, this versatile property offers endless possibilities. The upper suite features a bright and spacious open-concept layout with 3 bedrooms and 2 full bathrooms, including a private ensuite in the primary bedroom. The large kitchen offers ample counter space and flows seamlessly into the dining and living areas, creating the perfect space for entertaining or everyday family living. The lower suite, also with a separate entrance and in-suite laundry, offers a functional and open layout with 2 bedrooms and 1 full bathroom. The spacious living area and well-appointed kitchen make it ideal for tenants, guests, or extended family members. Recent updates provide peace of mind and added value, including shingles replaced in 2023. Outside, you'll find a fenced backyard perfect for children, pets, and summer barbecues, along with a paved parking area offering 2 parking stalls per unit for a total of 4 parking stalls. Upstairs unit is currently vacant and the basement unit is currently tenant-occupied at \$1,650/month with utilities included (Lease untill Dec 31st 2027). This move-in-ready property presents an excellent opportunity for investors or homeowners looking to offset expenses with rental income while enjoying comfortable living space. Call today to book your private viewing.