

9401 88A Street
Grande Prairie, Alberta

MLS # A2339016

\$435,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,559 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Attention investors! This well-maintained 13-year-old up/down property features a legal basement suite, separate utilities, and a functional layout designed for strong rental appeal. The upper suite offers over 1,000 sq. ft. of bright, comfortable living space with vaulted ceilings and an open-concept design. The spacious living and dining areas flow into a well-appointed kitchen featuring stainless steel appliances, tile backsplash, corner pantry, and ample cabinetry. The upper level includes three generously sized bedrooms, including a primary bedroom with walk-in closet, one full bathroom, linen storage, and convenient in-suite laundry. The fully self-contained legal basement suite features high ceilings and large windows that provide plenty of natural light. The open-concept kitchen and living area includes upgraded cabinetry and a stylish backsplash. The suite offers one spacious bedroom, a full bathroom, in-suite laundry, dedicated furnace room, and additional storage. Each suite has its own high-efficiency furnace, with gas and power separately metered, making utility management simple for both landlord and tenants. Situated on a desirable corner lot, the property provides excellent parking with three paved rear parking stalls, additional street parking, dedicated sidewalks to each private entrance, and a large rear deck. Conveniently located close to schools, parks, playgrounds, and amenities, this property offers an attractive combination of tenant convenience, functional living space, and income potential. With stable tenants already in place and two completely separate living spaces, this is an excellent opportunity to add a turnkey income-producing property to your investment portfolio.