



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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9410 88 Street
Grande Prairie, Alberta

MLS # A2235963



\$432,500

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		
Inclusions:	2 fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, window coverings		

Here is the perfect investment property. This quality legal up down duplex was built in 2014 by Dirham Homes. The upper unit features an open concept kitchen, dining and living room with vaulted ceiling. 3 bedrooms and one bath. The lower unit was originally 2 bedrooms and 1 bath but it now only has 1 bedroom to create a larger living area (could easily be converted back to 2 bedrooms if one desired). The pictures of the lower unit are prior to opening up the living space and the existing tenant. The lower unit shows amazing!! Each unit has separate utilities, high E furnaces, separate laundry rooms, hot water on demand and 2 paved parking stalls per unit. The upper tenant has been in the property for 7 years and is currently month to month The lower tenant is in a lease until end of September. Both tenants are great and would be interested in staying. If you are looking for a great revenue property you will want to see this one.