



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

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9218 94 Avenue  
Grande Prairie, Alberta

MLS # A2274138



\$325,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Vaulted Ceiling(s)		
Inclusions:	Fridgex2, Stovex2, Washer, Dryer, Shed		

Not many properties come up like this and last very long! Whether you are looking to enter home ownership and off set your living expenses, or add another rental property to your portfolio this renovated half duplex with full illegal basement suite will be sure to please. Main level is massive with 3 bedrooms including the master with full en-suite, two more bedrooms and full bathroom. Remainder of main floor consists of kitchen, dining , living room and laundry/pantry. Heading down to the basement that hosts two bedrooms, full bathroom, kitchen, dining , living room and laundry room. Back yard is fenced with a shed, and driveway is a good size. Roof completed in 2024. (Other Side Is For Sale As Well 9216 94ave MLS# A2274393 SO YOU COULD OWN BOTH SIDES/FULL DUPLEX)