



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

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9216 94 Avenue
Grande Prairie, Alberta

MLS # A2274393



\$325,000

Division: Smith

Type: Residential/Duplex

Style: Attached-Side by Side, Bungalow

Size: 993 sq.ft. **Age:** 2001 (25 yrs old)

Beds: 5 **Baths:** 3

Garage: Parking Pad

Lot Size: 0.07 Acre

Lot Feat: Back Yard, Front Yard, Landscaped, Lawn

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: Fridge x2, Stovex x2, Washer, Dryer

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 a basement illegal 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 pantry. Heading down to the basement suite that hosts two bedrooms, full bathroom, kitchen, dining , living and shared laundry room in common area. Back yard is fenced with a shed, and driveway is a good size. Roof completed in 2024, as well as brand new kitchen in basement in 2024 (Other Side Is For Sale As Well 9218 94ave MLS# A2274138 SO YOU COULD OWN BOTH SIDES/FULL DUPLEX)