

**9503 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2265279**

**\$610,000**



<b>Division:</b>	Hillside		
<b>Type:</b>	Multi-Family/Triplex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		
<b>Inclusions:</b>	NA		

Triplex Investment Opportunity in Hillside. Don't miss this solid investment opportunity in Hillside! This well-maintained triplex features three spacious units, each offering a functional layout to attract long-term tenants. Each unit includes 3 Bedrooms & 1.5 Bathrooms. Upper-level living space with a large separate living room, dedicated storage room, and convenient half bath. U-shaped kitchen with separate dining area and direct access to a private attached deck. Lower level with all three bedrooms, a full bathroom, in-suite laundry, and additional storage. No carpet throughout. Tenants enjoy the privacy and comfort of a two-level layout that separates living and sleeping areas, along with in-unit laundry and outdoor space. The property is fully tenant occupied, generating consistent rental income and has separate meters for gas, electric AND WATER. Tenants pay all utilities. Located in a desirable area with access to schools and amenities, this triplex is ideal for investors seeking a stable, income-producing asset.