

**9503 103 Avenue
Grande Prairie, Alberta****MLS # A2265279****\$610,000**

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

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

Inclusions: 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.