

**9403 100 Avenue  
Grande Prairie, Alberta**

**MLS # A2280853**



**\$1,025,000**

**Division:** Smith

**Type:** Multi-Family/Triplex

**Style:** 2 Storey Split

**Size:** 2,620 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** - **Baths:** -

**Garage:** Concrete Driveway, Double Garage Attached

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane

**Heating:** -

**Bldg Name:** -

**Floors:** -

**Water:** -

**Roof:** Fiberglass, Shingle

**Sewer:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding

**Zoning:** R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** -

**Inclusions:** None

Brand new luxury triplex located just two blocks from the Junction Point Professional Area, featuring two spacious 3 bed, 2.5 bath two-storey suites each with their own private garage, plus a front 4 bed, 2 bath suite, all with separate power and gas meters for each unit. Purpose-built with investor appeal in mind, this high-end multifamily asset is designed to attract premium tenants with upscale finishes throughout, including quartz countertops, birch plywood cabinetry with high-gloss soft-close hardware, Italian tile backsplash, stainless steel appliances, triple-pane windows, Ditra under-tile flooring, solid MDF shelving in closets and pantry, and oversized 4.5&rdquo; baseboards. Additional features include silent WiFi-enabled garage door openers, one-piece easy-clean toilets, and a functional layout that supports strong rental demand. The property offers rear alley access with a total of six parking stalls, and all suites are currently vacant with projected rents of approximately \$2,350 + per unit, making this an excellent opportunity for investors seeking immediate cash flow and long-term upside in a prime Grande Prairie location.(2 story with garage tour is under multi media, front 4 bed suite is under 3D.)