

**9741 124 Avenue  
Grande Prairie, Alberta**

**MLS # A2192148**



# \$339,900

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	City Lot, Few Trees, Lawn		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry		

**Inclusions:** N/A

**INVESTOR ALERT!** This Up/Down duplex is a fantastic opportunity featuring 5 bedrooms and 2 bathrooms. The upper unit boasts an open concept design with a spacious kitchen and dining area, a bright living room, and 3 bedrooms, including a master bedroom with an ensuite closet. The fully developed lower level offers a separate entrance, another open concept kitchen and living room space, 2 generously spaced bedrooms, and a 4-piece bathroom. In addition, there's a separate shared laundry space for added convenience. The property includes ample parking at the rear, along with additional street parking in front, ensuring ease for tenants and guests alike. This duplex not only offers a great rental potential but also provides the flexibility of owner-occupied living while generating income from the other unit. Don't miss out on this prime investment opportunity! For more information or to schedule a showing, reach out today. This could be the perfect addition to your real estate portfolio!