

**9741 124 Avenue
Grande Prairie, Alberta**

MLS # A2192148



\$339,900

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

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