

**9528 98 Avenue
Grande Prairie, Alberta**

MLS # A2201135



\$729,900

Division:	Smith		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,512 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
Lot Size:	0.01 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Tankless Hot Water		
Inclusions:	Upgraded Stainless Steel Kitchen Appliances		

Full Executive Duplex on One Title & Under Construction, Projected Completion August 2025 This modern luxury duplex offers a prime investment opportunity, featuring both sides on one title, allowing for a single residential mortgage and greater flexibility for acquiring additional properties. With similar units renting for \$2,500 per side, this property presents a strong rental income potential. Property Features: -Total of 6 bedrooms, 4 full bathrooms, and 2 half bathrooms -Each unit includes: 3 bedrooms, 2.5 bathrooms, open-concept layout -Potential for additional development: Unfinished basement allows for up to 4 additional bedrooms and 2 full bathrooms -Large lot with alley access: Opportunity for additional parking, ideal for crew housing, excellent location in Smith just north of a new rec center, a block to a circle K and close to a bus route, walking distance to downtown and the CO-OP grocery store. Interior & Design -Contemporary exterior with modern curb appeal -High-end kitchen finishes, including quartz countertops, tile backsplash, pendant lighting, soft-close shaker-style cabinets, and vinyl plank flooring -Stainless Kitchen Appliances included for a move-in-ready experience -Spacious primary suite: 12'8" x 11'10" with a walk-in closet and 4-piece ensuite -Second floor laundry Energy Efficiency & Added Value: -Hot water on demand -High-efficiency furnace -Low-E argon-filled double-pane windows -Lifetime fiberglass shingles -Separate power and gas meters for each unit Garage & Exterior: -Two 12' x 24' garages, insulated, drywalled, and fire-taped Wi-Fi-enabled garage door openers for convenience -This duplex is currently under construction with a projected completion date of August 2025. Sample pictures are from a previous build.