

**9528 98 Avenue  
Grande Prairie, Alberta**
**MLS # A2201135**


# \$729,900

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

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