

**8817 67 Avenue
Grande Prairie, Alberta****MLS # A2201647****\$389,900**

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,464 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Linoleum, Vinyl**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full, Suite**LLD:** -**Exterior:** Stone, Vinyl Siding**Zoning:** RS**Foundation:** Poured Concrete**Utilities:** -**Features:** High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Storage**Inclusions:** 2 Stoves, 2 Refrigerators, 2 Dishwashers, 2 washers, 2 Dryers

INVESTMENT OPPORTUNITY WITH LONG TERM TENANTS IN PLACE. Upper unit rent is \$1665 with lease in place until Aug.30/2025. Lower unit rent is \$1435 with lease in place until Aug.30/2025 . Utilities are included in rents at this time. This property offers a 3bed/1bath upper unit spanning two levels and offering a nice clean unit with large windows, good bedroom sizes, functional kitchen space w/pantry and everything a person needs to keep a solid income stream. Separate/private lower unit is 2bed/1bath spanning 2 floors with kitchen area, dining area, living space & bath room on ground level floor and bedrooms, storage area on lower level. Both units have private washer/dryer's. Street parking in front of home and large parking area with back lane access. A well maintained and well managed property like this can provide strong returns for many years and with the current rent amounts, dropping interest rates & low vacancy rates the timing to enter the market might be just right. Turn-key dual income revenue property with solid tenants in place. This one is worth putting on your list to view and expand your portfolio. Call a Realtor today to book a showing!!

*Listing agent is related to the seller