

8090 91 Street

Grande Prairie, Alberta

MLS # A2262731



\$539,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Investor or multi-family opportunity! This legal up/down duplex in Grande Prairie offers great value and strong rental potential. The upper suite features 3 bedrooms, 2 bathrooms, a bright open-concept layout, modern finishes, and access to a large back deck. The lower suite is just as inviting with big windows, 2 bedrooms, a full kitchen, and its own laundry. Both units include stainless steel appliances and their own single attached garage. With great tenants, plenty of parking, and a convenient location, this property is ready for your portfolio!