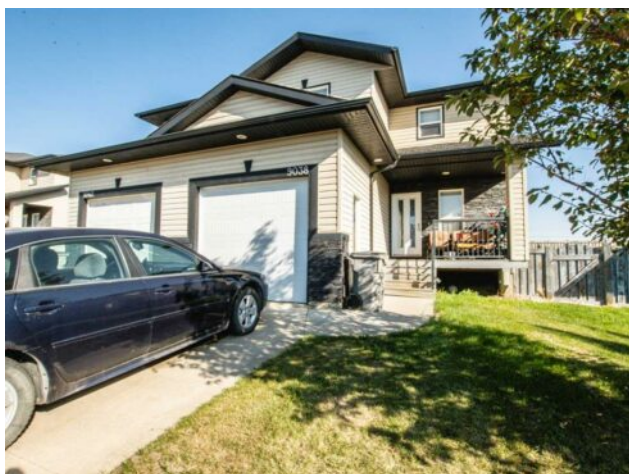


**9038 131 Avenue
Grande Prairie, Alberta**

MLS # A2251966



\$329,000

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,323 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: NA

Generous half duplex with a private yard and no rear neighbours! The main floor offers a convenient half bath and a bright, open living space. Upstairs you'll find a spacious primary suite with a 3-piece ensuite, plus two additional bedrooms and a full 4-piece bath. The lower level features a family/media room, laundry area, and another 3-piece bathroom — perfect for extra living space, entertaining, or flexible use. This home offers all the space you need, whether you're a first-time buyer, investor looking for a solid rental, or even a crew house for your employees. A single car garage completes the package. This one is worth a look!