

9601 89a Street
Grande Prairie, Alberta

MLS # A2299681



\$659,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,530 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	duplex
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Quality built by Harder Builders, this up/down property is set up to attract strong tenants and consistent rental income. The upper unit feels open right from the main level. A large living room is centred around a gas fireplace, with a big window that brings in plenty of natural light. It flows easily into the dining area and kitchen, where white cabinets, stainless steel appliances, an island, and a pantry sit. All bedrooms in the upper unit are located upstairs, which helps provide some privacy and noise separation between both units. The primary bedroom is a generous size with multiple windows, and the ensuite is a standout feature with dual vanities, a jetted tub, separate shower, and a walk-in closet. This setup tends to attract longer term tenants who value a bit more comfort. A main floor half bath and separate laundry add convenience, and the double heated garage is a strong bonus, especially in colder months. The lower unit has its own well laid out living space with a living room that connects to the kitchen, finished with white cabinetry and stainless steel appliances. Two bedrooms, a full bathroom, and separate in-suite laundry make it a fully independent setup. It currently rents for \$1,825 per month, including utilities., lease till Oct 31, 2026. Gas is separately metered, while power and water are shared at this property. Outside, the fenced yard and deck off the upper unit give tenants access to private outdoor space to enjoy in the warmer months and appeals to tenants with pets and kids alike. Located close to schools and parks, this is a well kept investment property with features that help attract and retain quality tenants. Call your REALTOR® today to book a showing!!