

8821 65 Avenue  
Grande Prairie, Alberta

MLS # A2308393



**\$430,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** N/A

**Investor Opportunity & Revenue Property with Tenants** This home offers a fantastic opportunity for investors or buyers looking for a mortgage helper, featuring an illegal up/down suite with separate entrances and great functional layouts. The upper level is bright and welcoming, with a front entry leading into a spacious living room highlighted by large windows. The cozy kitchen overlooks the living area, with a dedicated dining space to the side and direct access to a deck—perfect for everyday living and entertaining. Down the hall, you’ll find two comfortable bedrooms, a full bathroom, and a generously sized primary bedroom complete with its own ensuite. The upper unit is currently tenant-occupied, and the tenants would love to stay. The lower level features a separate rear entrance, leading into an open-concept living space that includes a living room, full kitchen, and dining area. This unit offers two bedrooms and one full bathroom, providing a practical and comfortable layout. The basement is also tenant-occupied, with tenants who would be happy to remain. Shared laundry is located in the furnace/utility room. Whether you’re looking to expand your rental portfolio or offset your living costs, this property offers strong potential with built-in tenants already in place. Contact your REALTOR® to book a viewing.