



GRASSROOTS
REALTY GROUP

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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