

**A/B, 9067 80 Avenue  
Grande Prairie, Alberta**

**MLS # A2185915**



**\$499,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

**GREAT INVESTMENT OPPORTUNITY IN RIVERSTONE!!!** This 3 bedroom & 1 bathroom up and 2 bedroom & 1 bathroom down duplex generates \$3200 a month in rental income (tenants cover all utilities). Both units have leases in place which gives immediate rental income. Each unit has a separate entrance and an attached single-car garage. These units are very modern and have their own furnaces and hot water tanks. Front-load washer and dryer in each unit, Vinyl flooring, Dark stained cabinets, and Black appliances. Book your showing today and don't miss out!!!