9069 131 Avenue
Grande Prairie, Alberta

MLS # A2199220

$245,000

Division:	Lakeland
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level
Size: 715 sq.ft.	**Age:** 2006 (19 yrs old)
Beds: 4	**Baths:** 2
Garage:	Alley Access, On Street, Parking Pad
Lot Size:	0.06 Acre
Lot Feat:	City Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Linoleum	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,
Features:	Open Floorplan, Pantry, See Remarks, Sump Pump(s)		

Inclusions:	refrigerator, stove, dishwasher, washer, dryer

Itching to be a Landlord yourself? Or do you need an excellent starter home? Or are you downsizing? Here's your chance to solve your situation! Price-friendly, 4 bedroom, 2 full bathroom, duplex in very popular & appealing layout. Open-concept upstairs allows you to cook and visit or watch the littles, all at the same time. Bedroom upstairs would make for a great office, storage room or playroom. Full bathroom on main- as well as one down- works well for roommates or morning family traffic. 3 bedrooms downstairs with higher ceilings & large windows don't give you the "cramped" feeling. Laundry room/utility downstairs means no lugging clothes up and down the stairs to put away in the bedroom closets. Southside deck off of back door allows you to soak up the sun while you entertain or BBQ. Parking pad in rear with back alley access and street parking out front. Super close to playgrounds, shopping, school, and easy out to northside Grande Prairie & Clairmont areas. ***Please note: Photos from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends Oct. 31, 2025 and rent is $1,650. Tenant is responsible for utilities.*** Call a REALTOR® today for details or to view!