

9067 80 Avenue
Grande Prairie, Alberta

MLS # A2115774



\$515,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: None

Seize this exceptional rental investment opportunity in the highly sought-after Riverstone neighborhood! This fully leased property guarantees immediate rental income, eliminating the hassle of finding tenants. This newer modern duplex promises lower maintenance costs typical of newer constructions. Key features include an open floor plan, contemporary finishes, black appliances, front-load washer and dryer, separate furnaces and hot water tanks for each unit, and a fully fenced yard. The up/down layout provides each unit with its own entrance, yard access, and single-car garage, offering tenants both privacy and space. With monthly rents exceeding \$3,200 and tenants covering all utilities, this property ensures a robust income stream. Enjoy the benefits of well-maintained units and established positive tenant relationships! Don't miss out on this prime investment.