

9212 94A Avenue  
Grande Prairie, Alberta

MLS # A2211990



**\$325,000**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, stove, washer/dryer in lower unit

Up/Down Duplex – Ideal for Multi-Generational Living or Rental Income Discover the perfect blend of functionality and opportunity with this thoughtfully designed up/down duplex, offering flexible living arrangements ideal for extended families or investors. The upper suite boasts a bright, modern layout with three spacious bedrooms and two full bathrooms. The open-concept design connects the large living room to a stylish kitchen, perfect for entertaining or enjoying cozy family dinners. The primary bedroom features a private 3-piece ensuite, while two additional bedrooms and a dedicated laundry room add everyday convenience. Need more space? There's potential to convert the upper suite into a four-bedroom home by simply adding a door to a pre-existing doorway in the lower level. Located directly off the stairwell, this space can be easily integrated into the upper unit's layout, perfect for an additional bedroom, office, or versatile flex room. The lower suite, with its private entrance, features three bedrooms and one bathroom. A generous living area, a well-equipped kitchen, and in-suite laundry make it ideal for tenants, guests, or extended family. Additional updates include fresh paint throughout the home and furnace and duct cleaning completed in October 2024, adding peace of mind and move-in-ready comfort. Step outside to enjoy a fenced backyard, a perfect spot for kids, pets, or weekend barbecues. A paved parking area provides plenty of space for vehicles. Whether you're looking for a wise investment, rental income, or room to grow with your family, this versatile property offers comfort, convenience, and incredible potential!