

9067 80 Avenue  
Grande Prairie, Alberta

MLS # A2115774



## \$515,000

<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 (1 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, Natural Gas	<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>	Aluminum Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.