

9816 87 Park Avenue
Grande Prairie, Alberta

MLS # A2231079

\$170,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	864 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt, Other, Rolled/Hot Mop	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, washer, dryer

Awesome revenue property here with this cute duplex that has had updates, and is situated in unique location with wonderful greenspace out front & parking alongside with back alley access. Additional opportunity in that both sides are available for sale - refer to MLS# A2215517. Upstairs layout has vaulted ceilings & nice vinyl plank flooring, big living room with south facing windows, kitchen with lots of cabinets & updated countertops, dining area, 2 bedrooms and 1 modern-looking bathroom. Basement is partially finished with laundry room, workshop room, sewing room and tons of storage space! Mid-efficiency furnace, newer windows and low maintenance chainlink fencing in backyard. There is also a shed for storage of additional items. Lot is HUGE for a duplex at 5,400 square feet. Property is close to Ecole St. Gerard, and so much more, in the charming, mature subdivision of 'Highland Park'. ***Please note: photos taken when unit vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends Sept. 30th, 2025, rent is \$1,100. Tenant pays for utilities. *** Contact a REALTOR® for more info or to book a viewing!