

**7406 89 Street
Grande Prairie, Alberta**

MLS # A2219737

\$419,900



Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: 2 Fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, 2 over the range microwaves

Legal up/down duplex close to Mother Teresa school! This property is ready for a new investor to come in and start collecting rent immediately. The upstairs features a great open floor plan with access from the dinning room to the side deck. It also features 3 bedrooms, a private laundry room and 1 full bathroom. The primary bedroom features a walk in closet. The basement unit has its own private rear entrance. Features a nice sized living room, dinning room and kitchen layout with a hallway to 2 bedrooms, full bathroom and under stair storage. Also has a laundry room that contains both sets of furnaces and on demand hot waters tanks that upstairs tenants can access in case of emergency. Basement was updated with modern light grey paint a few years ago. Both units are currently rented. The upstairs unit is rented for \$1525 with a lease going to Oct 31, 2025 and the basement unit is rented for \$1300 with a lease going to October 31, 2025. Both tenants pay their own electricity and gas as it has separate meters for both, water is included with rent as it only has one meter and is paid by the owner. Basement pictures are from when vacant and upstairs pictures are of the same floor plan vacant but reversed condition is more lived in.