

**9422 88 Street
Grande Prairie, Alberta**

MLS # A2256877



\$414,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,483 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: 2 Fridge, 2 Stove, 2 Dishwasher, 2 Washer, 2 Dryer, Window Coverings

Investor's Dream in the heart of Cobblestone! What truly sets this property apart is that it was built with separate gas and power meters for each unit which is a rare and valuable feature that simply isn't done in today's new builds. This means tenants are responsible for their own utilities, saving the landlord money, eliminating headaches, and encouraging tenants to be more energy conscious. You can't just add this later, making it a built in long term advantage worth serious dollars. This fully rented, legal up/down duplex was constructed from day one as a duplex (not a conversion), which means better soundproofing, higher quality finishes, and superior overall design. Built by the highly respected Dirham Homes, a trusted local builder with over 40 years of experience, the home showcases tile entrances, upgraded cabinetry, stylish backsplashes, Low-E windows, and energy efficient features like hot water on demands and a high efficiency furnaces. The upper suite offers a spacious open concept layout with 3 bedrooms and a full bath, while the lower suite has 1 bedroom, 1 bath, and its own bright living, dining, and kitchen area. Both units have private entrances, separate laundry, independent heating, and proper parking. The property is landscaped front and back with a concrete walkway and a rear 4 stall gravel parking pad off the paved lane. With both units already rented and income flowing, this Cobblestone duplex is a rare find and a golden opportunity for any savvy investor looking for a low maintenance & high return property.