

# **\$419,900 - 7406 89 Street, Grande Prairie**

MLS® #A2219737

**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.11 Acres

Countryside North, Grande Prairie, Alberta

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 dining 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, dining 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 water 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.

Built in 2008

## **Essential Information**



|                |             |
|----------------|-------------|
| MLS® #         | A2219737    |
| Price          | \$419,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,166       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7406 89 Street    |
| Subdivision | Countryside North |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8X0H8            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Laminate Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows |
| Appliances        | See Remarks                                                        |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Suite                                                        |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Lawn                           |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 96             |
| Zoning         | RS             |

**Listing Details**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Listing Office | Better Homes and Gardens Real Estate Approved Properties |
|----------------|----------------------------------------------------------|

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