

\$520,000 - A & B, 9507 104 Avenue, Grande Prairie

MLS® #A2269130

\$520,000

0 Bedroom, 0.00 Bathroom, 2,120 sqft

Multi-Family on 0.14 Acres

Hillside., Grande Prairie, Alberta

Seize a rare opportunity to own this fully developed, side-by-side duplex, offering two completely separate and upgraded homes in one efficient property.

This is a truly turnkey investment designed for maximum tenant appeal and minimal hassle. Each side offers a generous main floor with large living rooms, practical & attractive kitchen & dining areas, three bedrooms, and full bathroom.

The lower level of each unit is designed for modern comfort, featuring a second living space with a cozy electric fireplace, two additional bedrooms (one of which boasts a private three-piece ensuite), and a third bathroom.

The smart design extends to the essentials, with multiple bedrooms offering walk-in closets complete with organizers for superior storage. Adding to the desirability, the downstairs space also includes a flexible space perfect for a computer station, reading nook, or dedicated home office area.

With a full host of updates throughout and separate laundry facilities on both levels of each side, this property ensures happy, long-term tenants and excellent cash flow potential for the savvy owner. Don't miss out on this high-value, low-stress addition to your portfolio!

Ample parking in front as well as rear of property, with back alley access.

* Please note: photos and 3D Tour taken when property was vacant. Currently tenant



occupied. * Contact a REALTOR® today for more info or to view!

Built in 1979

Essential Information

MLS® #	A2269130
Price	\$520,000
Bathrooms	0.00
Square Footage	2,120
Acres	0.14
Year Built	1979
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	A & B, 9507 104 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1E2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	6
Zoning	RT

Listing Details

Listing Office	Royal LePage - The Realty Group
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