

9816 87 Park Avenue
Grande Prairie, Alberta

MLS # A2231079



\$170,000

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|---------------------------------|-------------------|---|
| 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!