# \$245,000 - 9069 131 Avenue, Grande Prairie

MLS® #A2199220

### \$245,000

4 Bedroom, 2.00 Bathroom, 715 sqft Residential on 0.06 Acres

Lakeland., Grande Prairie, Alberta

Itching to be a Landlord yourself? Or do you need an excellent starter home? Or are you downsizing? Here's your chance to solve your situation! Price-friendly, 4 bedroom, 2 full bathroom, duplex in very popular & appealing layout. Open-concept upstairs allows you to cook and visit or watch the littles, all at the same time. Bedroom upstairs would make for a great office, storage room or playroom. Full bathroom on main- as well as one downworks well for roommates or morning family traffic. 3 bedrooms downstairs with higher ceilings & large windows don't give you the "cramped" feeling. Laundry room/utility downstairs means no lugging clothes up and down the stairs to put away in the bedroom closets. Southside deck off of back door allows you to soak up the sun while you entertain or BBQ. Parking pad in rear with back alley access and street parking out front. Super close to playgrounds, shopping, school, and easy out to northside Grande Prairie & Clairmont areas. \*\*\*Please note: Photos from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends Oct. 31, 2025 and rent is \$1,650. Tenant is responsible for utilities.\*\*\* Call a REALTOR® today for details or to view!







Built in 2006

#### **Essential Information**

MLS® # A2199220 Price \$245,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 715

Acres 0.06

Year Built 2006

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

## **Community Information**

Address 9069 131 Avenue

Subdivision Lakeland.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 0A9

#### **Amenities**

Utilities Cable Available, Electricity Connected, High Speed Internet Available,

Natural Gas Connected, Phone Available, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Alley Access, Parking Pad, On Street

#### Interior

Interior Features Open Floorplan, Pantry, Sump Pump(s), See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Landscaped, Lawn, Street Lighting, City Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 18th, 2025

Days on Market 33 Zoning RS

# **Listing Details**

Listing Office Royal LePage - The Realty Group

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