

**9422 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2168392**



**\$388,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Up/Down		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** 2x fridge, 2 x stove, 2x dishwasher, 2 x washer & Dryer window blinds

Very well kept legally suited up/down duplex. Top unit has 3 bedrooms and open concept kitchen, dining & living room. Bottom unit is complete with 1 bedroom, kitchen dinette & living room. Units have separate laundry. Front & back yards are both landscaped and includes a concrete walkway. There is a paved lane to the rear of the lot to access the 4 stall paved parking. Building features high efficiency furnaces, Lowe windows, hot water on demand. This a a nice location close to the new school. Upstairs is in a lease till January 31, 2025 lease amount \$1600 includes water, downstairs lease in place till January 31, 2025 lease amount \$1150 includes water. Book your showing today!!