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9067 80 Avenue
Grande Prairie, Alberta

MLS # A2115774



\$529,000

| | | | |
|-----------|--|--------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/Duplex | | |
| Style: | Bi-Level, Up/Down | | |
| Size: | 1,041 sq.ft. | Age: | 2023 (1 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Irregular Lot, Landscaped | | |

| | | | |
|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Aluminum Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage | | |
| Inclusions: | None | | |

Don't miss out on this rental investment opportunity in the newer and desirable neighborhood of Riverstone! The fact that the property is fully leased out is a significant advantage, as it provides immediate rental income without the need to find tenants. A one-year-old duplex has modern construction, which could mean lower maintenance costs compared to older properties. Desirable features include an open floor plan, modern finishings, black appliances, front-load washer/dryer, separate furnaces and hot water tanks for each unit, and fully fenced yard. The duplex comprises an up/down layout, with each unit having its own separate entrance, yard access, and single car garage. This separation can appeal to tenants looking for privacy and space. With rents totaling over \$3,200 per month plus tenants pay all utilities, this property offers a solid income stream. Well-maintained units and positive tenant relationships in place!