

# \$170,000 - 9816 87 Park Avenue, Grande Prairie

MLS® #A2231079

**\$170,000**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.12 Acres

Highland Park., Grande Prairie, Alberta

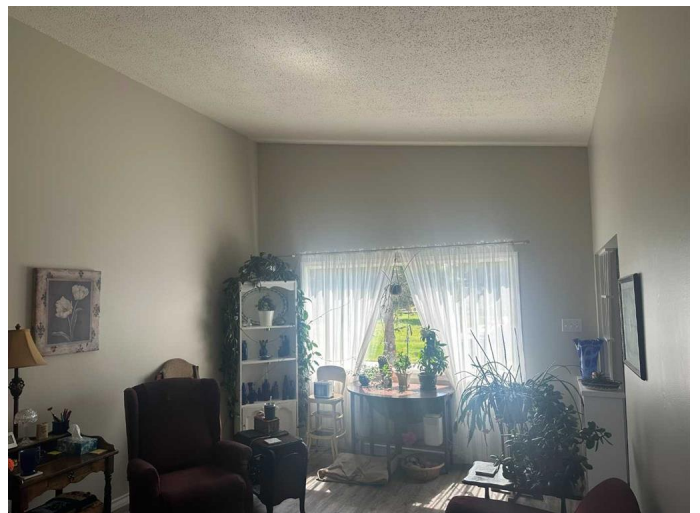
Awesome revenue property here with this cute duplex that has had updates, and is situated in unique location with wonderful greenspace out front & parking alongside with back alley access. Additional opportunity in that both sides are available for sale - refer to MLS# A2215517. Upstairs layout has vaulted 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!

Built in 1963

## Essential Information

MLS® # A2231079

Price \$170,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	9816 87 Park Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0E1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

### **Interior**

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt, Other, Rolled/Hot Mop
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	9
Zoning	RG

## Listing Details

Listing Office	Royal LePage - The Realty Group
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