

# \$432,500 - 9410 88 Street, Grande Prairie

MLS® #A2235963

## \$432,500

4 Bedroom, 2.00 Bathroom, 1,462 sqft  
Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Here is the perfect investment property. This quality legal up down duplex was built in 2014 by Dirham Homes. The upper unit features an open concept kitchen, dining and living room with vaulted ceiling. 3 bedrooms and one bath.

The lower unit was originally 2 bedrooms and 1 bath but it now only has 1 bedroom to create a larger living area (could easily be converted back to 2 bedrooms if one desired). The pictures of the lower unit are prior to opening up the living space and the existing tenant. The lower unit shows amazing!! Each unit has separate utilities, high E furnaces, separate laundry rooms, hot water on demand and 2 paved parking stalls per unit. The upper tenant has been in the property for 7 years and is currently month to month. The lower tenant is in a lease until end of September. Both tenants are great and would be interested in staying. If you are looking for a great revenue property you will want to see this one.

Built in 2014

## Essential Information

MLS® #	A2235963
Price	\$432,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,462



Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Up/Down
Status	Active

### **Community Information**

Address	9410 88 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0H2

### **Amenities**

Parking Spaces	4
Parking	Asphalt, Parking Pad

### **Interior**

Interior Features	Pantry, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	RS

### **Listing Details**

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