

# \$524,900 - 9809 89a Street, Grande Prairie

MLS® #A2242964

## \$524,900

5 Bedroom, 2.00 Bathroom, 1,051 sqft  
Residential on 0.11 Acres

Cobblestone., Grande Prairie, Alberta

Excellent Revenue Property with Tenants in Place! This well-maintained duplex offers a fantastic investment opportunity with strong rental potential. Both units are in good condition and show well. The upper suite features an open-concept layout with a bright, spacious kitchen equipped with four appliances. It includes three generously sized bedrooms, a full bathroom, separate laundry room, and a single attached garage. The lower suite offers a well-designed kitchen with four appliances, two comfortable bedrooms, a full bathroom, dedicated laundry room, and its own single garage. Each unit has its own furnace, hot water tank, and laundry, providing convenience and independence for tenants. A turnkey investment with reliable tenants already in place!

Built in 2015

### Essential Information

MLS® #	A2242964
Price	\$524,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.11
Year Built	2015
Type	Residential



Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	9809 89a Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	48
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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