

# **\$245,000 - 9069 131 Avenue, Grande Prairie**

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MLS® #A2199220

**\$245,000**

4 Bedroom, 2.00 Bathroom, 715 sqft

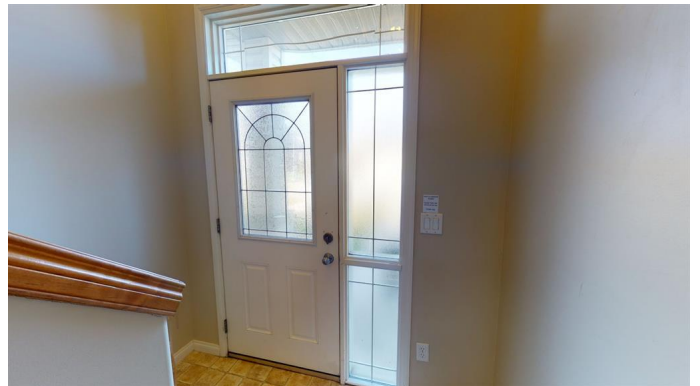
Residential on 0.06 Acres

Lakeland., Grande Prairie, Alberta

Itching to be a Landlord yourself? Or do you need an excellent starter home? Or are you downsizing? Here's your chance to solve your situation! Price-friendly, 4 bedroom, 2 full bathroom, duplex in very popular & appealing layout. Open-concept upstairs allows you to cook and visit or watch the littles, all at the same time. Bedroom upstairs would make for a great office, storage room or playroom. Full bathroom on main- as well as one down- works well for roommates or morning family traffic. 3 bedrooms downstairs with higher ceilings & large windows don't give you the "cramped" feeling. Laundry room/utility downstairs means no lugging clothes up and down the stairs to put away in the bedroom closets. Southside deck off of back door allows you to soak up the sun while you entertain or BBQ. Parking pad in rear with back alley access and street parking out front. Super close to playgrounds, shopping, school, and easy out to northside Grande Prairie & Clairmont areas. \*\*\*Please note: Photos from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends Oct. 31, 2025 and rent is \$1,650. Tenant is responsible for utilities.\*\*\* Call a REALTOR® today for details or to view!

Built in 2006

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | A2199220               |
| Price          | \$245,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 715                    |
| Acres          | 0.06                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9069 131 Avenue |
| Subdivision | Lakeland.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 0A9         |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2   |
| Parking        | Alley Access, Parking Pad, On Street  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, Sump Pump(s), See Remarks       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Landscaped, Lawn, Street Lighting, City Lot, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 47               |
| Zoning         | RS               |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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