

\$489,000 - A & B, 9273 94 Avenue, Grande Prairie

MLS® #A2248509

\$489,000

6 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.14 Acres

Smith., Grande Prairie, Alberta

Legally Suited Home â€“ Excellent Investment or Multi-Family Opportunity!

Move your family in and have tenants in the suite pay your mortgage OR have two separate rented suites immediately gaining you monthly income! This legally suited property is truly a landlordâ€™s dream, offering two legal fully self-contained suites with a total of 6 bedrooms and 3 full bathrooms.

Upper Level: 3 bedrooms, 2 full bathrooms, a large kitchen, dining and living room with a natural gas fireplace. Currently rented for \$3,400/month (includes internet, heat, water & gas).

Lower Level: 3 bedrooms, 1 full bathroom, separate side entrance, well-laid out kitchen, dining and living room with a natural gas fireplace. Currently rented for \$2,400/month (includes internet, heat, water & gas).

Both units feature laminate and tile flooring throughout (no carpet) and share convenient basement laundry.

Additional highlights include:

Bus stop nearby,

Walking distance to community center,

Double attached garage,

Ample parking on a corner lot, and

Fully fenced yard with low-maintenance chain link fencing and privacy slats.

This property is already an income-generating



businessâ€”tenants will either stay or move with little notice, giving you maximum flexibility. **BONUS:** Use the same property manager as the current owner and start your own hands-off investment business today, just as the seller has successfully done heading into retirement. This is a fantastic opportunity for investors or anyone looking for a versatile, income-producing property!

Built in 2008

Essential Information

MLS® #	A2248509
Price	\$489,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,291
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	A & B, 9273 94 Avenue
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V7S1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	43
Zoning	RG

Listing Details

Listing Office	Royal LePage - The Realty Group
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