

# \$325,000 - 9212 94a Avenue, Grande Prairie

MLS® #A2211990

**\$325,000**

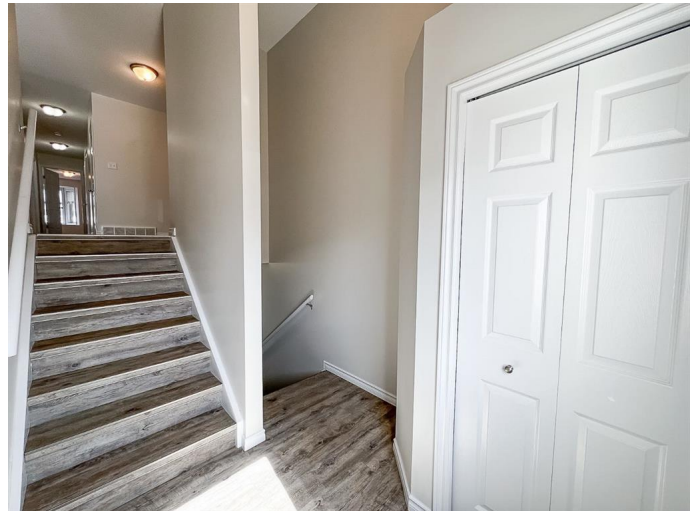
6 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.07 Acres

Smith., Grande Prairie, Alberta

Up/Down Duplex – Ideal for Multi-Generational Living or Rental Income

Discover the perfect blend of functionality and opportunity with this thoughtfully designed up/down duplex, offering flexible living arrangements ideal for extended families or investors. The upper suite boasts a bright, modern layout with three spacious bedrooms and two full bathrooms. The open-concept design connects the large living room to a stylish kitchen, perfect for entertaining or enjoying cozy family dinners. The primary bedroom features a private 3-piece ensuite, while two additional bedrooms and a dedicated laundry room add everyday convenience. Need more space? There's potential to convert the upper suite into a four-bedroom home by simply adding a door to a pre-existing doorway in the lower level. Located directly off the stairwell, this space can be easily integrated into the upper unit's layout, perfect for an additional bedroom, office, or versatile flex room. The lower suite, with its private entrance, features three bedrooms and one bathroom. A generous living area, a well-equipped kitchen, and in-suite laundry make it ideal for tenants, guests, or extended family. Additional updates include fresh paint throughout the home and furnace and duct cleaning completed in October 2024, adding peace of mind and move-in-ready comfort. Step outside to enjoy a fenced backyard, a perfect spot for kids, pets, or weekend barbecues. A paved



parking area provides plenty of space for vehicles. Whether you're looking for a wise investment, rental income, or room to grow with your family, thisÂ versatile property offers comfort, convenience, and incredible potential!

Built in 1998

### **Essential Information**

MLS® #	A2211990
Price	\$325,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,178
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Active

### **Community Information**

Address	9212 94a Avenue
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6W5

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	RG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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