



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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8817 67 Avenue
Grande Prairie, Alberta

MLS # A2201647



\$389,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Storage		
Inclusions:	2 Stoves, 2 Refrigerators, 2 Dishwashers, 2 washers, 2 Dryers		

INVESTMENT OPPORTUNITY WITH LONG TERM TENANTS IN PLACE. Upper unit rent is \$1665 with lease in place until Aug.30/2025. Lower unit rent is \$1435 with lease in place until Aug.30/2025 . Utilities are included in rents at this time. This property offers a 3bed/1bath upper unit spanning two levels and offering a nice clean unit with large windows, good bedroom sizes, functional kitchen space w/pantry and everything a person needs to keep a solid income stream. Separate/private lower unit is 2bed/1bath spanning 2 floors with kitchen area, dining area, living space & bath room on ground level floor and bedrooms, storage area on lower level. Both units have private washer/dryer's. Street parking in front of home and large parking area with back lane access. A well maintained and well managed property like this can provide strong returns for many years and with the current rent amounts, dropping interest rates & low vacancy rates the timing to enter the market might be just right. Turn-key dual income revenue property with solid tenants in place. This one is worth putting on your list to view and expand your portfolio. Call a Realtor today to book a showing!!
*Listing agent is related to the seller