

\$520,000 - A & B, 9507 104 Avenue, Grande Prairie

MLS® #A2261638

\$520,000

10 Bedroom, 6.00 Bathroom, 2,120 sqft

Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

Prime Turnkey Investment: Fully Developed,
Side-by-Side Duplex!

Each side features an incredibly desirable floor plan: the main floor offers a generous living room and a practical, attractive kitchen and dining area, along with three comfortable bedrooms and a full bathroom. The lower level is where this property truly stands out, providing modern comfort and space , including a second living area complete with a cozy electric fireplace, and a dedicated flexible space perfect for a home office, computer station, or reading nook. The downstairs also includes two additional bedrooms, one of which boasts a private three-piece ensuite, enhancing the home's overall appeal. Smart design is everywhere, from the superior storage offered by multiple bedrooms with walk-in closets and organizers to the significant convenience of separate laundry facilities on both levels of each side. With a full host of updates throughout, this property has great potential for happy, long-term tenants as a full investment property or for the savvy owner, wishing to live in one side and rent out the other. Ample parking in front and rear, with back alley access, further boosts desirability. Don't miss out on this great opportunity! (Note: photos and 3D Tour taken when property was vacant. Currently tenant occupied.)

Contact a REALTOR® today for more information or to view!



Built in 1979

Essential Information

MLS® #	A2261638
Price	\$520,000
Bedrooms	10
Bathrooms	6.00
Full Baths	6
Square Footage	2,120
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	A & B, 9507 104 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1E2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Alley Access, Parking Pad, See Remarks, Gravel Driveway, Outside

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Electric, Living Room
Has Basement	Yes
Basement	Full



Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2025
Days on Market	3
Zoning	RT

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.