

9528 98 Avenue
Grande Prairie, Alberta

MLS # A2201135



\$729,900

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| Division: | Smith | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,512 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 6 | Baths: | 4 full / 2 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Street Lighting | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Fiberglass, Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Tankless Hot Water | | |
| Inclusions: | Upgraded Stainless Steel Kitchen Appliances | | |

Full Executive Duplex on One Title & Under Construction, Projected Completion August 2025 This modern luxury duplex offers a prime investment opportunity, featuring both sides on one title, allowing for a single residential mortgage and greater flexibility for acquiring additional properties. With similar units renting for \$2,500 per side, this property presents a strong rental income potential. Property Features: -Total of 6 bedrooms, 4 full bathrooms, and 2 half bathrooms -Each unit includes: 3 bedrooms, 2.5 bathrooms, open-concept layout -Potential for additional development: Unfinished basement allows for up to 4 additional bedrooms and 2 full bathrooms -Large lot with alley access: Opportunity for additional parking, ideal for crew housing, excellent location in Smith just north of a new rec center, a block to a circle K and close to a bus route, walking distance to downtown and the CO-OP grocery store. Interior & Design -Contemporary exterior with modern curb appeal -High-end kitchen finishes, including quartz countertops, tile backsplash, pendant lighting, soft-close shaker-style cabinets, and vinyl plank flooring -Stainless Kitchen Appliances included for a move-in-ready experience -Spacious primary suite: 12'8" x 11'10" with a walk-in closet and 4-piece ensuite -Second floor laundry Energy Efficiency & Added Value: -Hot water on demand -High-efficiency furnace -Low-E argon-filled double-pane windows -Lifetime fiberglass shingles -Separate power and gas meters for each unit Garage & Exterior: -Two 12' x 24' garages, insulated, drywalled, and fire-taped Wi-Fi-enabled garage door openers for convenience -This duplex is currently under construction with a projected completion date of August 2025. Sample pictures are from a previous build.