

**10109 92A Street
Grande Prairie, Alberta**

MLS # A2127975



\$649,900

Division:	Hillside		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	2,200 sq.ft.	Age:	2014 (10 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	-
Roof:	-
Basement:	Finished
Exterior:	-
Foundation:	-
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	RT
Utilities:	-

Inclusions: Fridge x3, stove x3, dishwasher x3, washer x3, dryer x3

Attention Investors! Here's an exceptional chance you won't want to overlook – an outstanding investment prospect in a great location, this triplex boasts not only convenience to shopping and amenities but also a prime spot across from a park and within easy walking distance to a school. Comprising three distinct units, each residence offers an impressive arrangement of 3 bedrooms and 2 full bathrooms. Among them, a singular unit encompasses a generous 1600 sq ft of living space, while the remaining two units encompass 1400 sq ft each, culminating in a combined living area of 4400 sq ft. Bright and airy, the expansive living spaces are adorned with ample windows that flood the interiors with natural light. The thoughtfully designed kitchen boasts an abundance of cabinets and counter space, complemented by a dedicated dining area for mealtime gatherings. Adding to the allure, every unit is thoughtfully outfitted with its own washer and dryer, enhancing the convenience factor. The property itself is fully landscaped, complete with cement sidewalks and ample dedicated parking for up to 6 vehicles. Moreover, privacy and comfort have been prioritized with the incorporation of sound-dampening features between units, ensuring an undisturbed living experience for all occupants. Throughout the units, resilient laminate flooring has been thoughtfully chosen for its durability and aesthetic appeal. Time is of the essence, seize the moment and book your showing today.