

**9816 87 Park Avenue  
Grande Prairie, Alberta**

**MLS # A2231079**



**\$170,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt, Other, Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks, Vaulted Ceiling(s)		

**Inclusions:** refrigerator, stove, washer, dryer

Awesome revenue property here with this cute duplex that has had updates, and is situated in unique location with wonderful greenspace out front & parking alongside with back alley access. Additional opportunity in that both sides are available for sale - refer to MLS# A2215517. Upstairs layout has vaulted ceilings & nice vinyl plank flooring, big living room with south facing windows, kitchen with lots of cabinets & updated countertops, dining area, 2 bedrooms and 1 modern-looking bathroom. Basement is partially finished with laundry room, workshop room, sewing room and tons of storage space! Mid-efficiency furnace, newer windows and low maintenance chainlink fencing in backyard. There is also a shed for storage of additional items. Lot is HUGE for a duplex at 5,400 square feet. Property is close to Ecole St. Gerard, and so much more, in the charming, mature subdivision of 'Highland Park'. \*\*\*Please note: photos taken when unit vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends Sept. 30th, 2025, rent is \$1,100. Tenant pays for utilities. \*\*\* Contact a REALTOR® for more info or to book a viewing!