

\$389,900 - 8817 67 Avenue, Grande Prairie

MLS® #A2201647

\$389,900

5 Bedroom, 2.00 Bathroom, 1,464 sqft

Residential on 0.09 Acres

Countryside South., Grande Prairie, Alberta

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/dryerâ€™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

Built in 2006

Essential Information

MLS® #

A2201647



Price	\$389,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	8817 67 Avenue
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2X9

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	33
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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