# \$424,900 - 7406 89 Street, Grande Prairie

MLS® #A2219737

### \$424,900

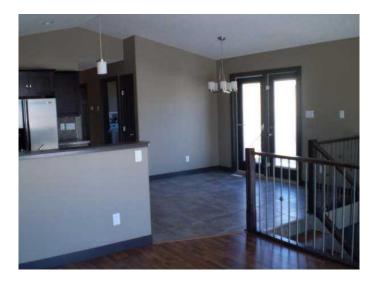
5 Bedroom, 2.00 Bathroom, 1,166 sqft Residential on 0.11 Acres

Countryside North, Grande Prairie, Alberta

Legal up/down duplex close to Mother Teresa school! This property is ready for a new investor to come in and start collecting rent immediately. The upstairs features a great open floor plan with access from the dinning room to the side deck. It also features 3 bedrooms, a private laundry room and 1 full bathroom. The primary bedroom features a walk in closet. The basement unit has its own private rear entrance. Features a nice sized living room, dinning room and kitchen layout with a hallway to 2 bedrooms, full bathroom and under stair storage. Also has a laundry room that contains both sets of furnaces and on demand hot waters tanks that upstairs tenants can access in case of emergency. Basement was updated with modern light grey paint a few years ago. Both units are currently rented. The upstairs unit is rented for \$1525 with a lease going to July 31, 2025 and the basement unit is rented for \$1300 with a lease going to October 31, 2025. Both tenants pay their own electricity and gas as it has separate meters for both, water is included with rent as it only has one meter and is paid by the owner. Basement pictures are from when vacant and upstairs pictures are of the same floor plan vacant but reversed condition is more lived in.







Built in 2008

#### **Essential Information**

MLS® # A2219737 Price \$424,900

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,166
Acres 0.11
Year Built 2008

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 7406 89 Street
Subdivision Countryside North

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X0H8

#### **Amenities**

Parking Spaces 3

Parking Parking Pad

#### Interior

Interior Features Laminate Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Lawn

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 12th, 2025

Days on Market 41
Zoning RS

# **Listing Details**

Listing Office Better Homes and Gardens Real Estate Approved Properties

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