

# **\$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 dining 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, dining 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 water 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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