

\$524,900 - 9809 89a Street, Grande Prairie

MLS® #A2242964

\$524,900

5 Bedroom, 2.00 Bathroom, 1,051 sqft
Residential on 0.11 Acres

Cobblestone., Grande Prairie, Alberta

Excellent Revenue Property with Tenants in Place! This well-maintained duplex offers a fantastic investment opportunity with strong rental potential. Both units are in good condition and show well. The upper suite features an open-concept layout with a bright, spacious kitchen equipped with four appliances. It includes three generously sized bedrooms, a full bathroom, separate laundry room, and a single attached garage. The lower suite offers a well-designed kitchen with four appliances, two comfortable bedrooms, a full bathroom, dedicated laundry room, and its own single garage. Each unit has its own furnace, hot water tank, and laundry, providing convenience and independence for tenants. A turnkey investment with reliable tenants already in place!

Built in 2015

Essential Information

MLS® #	A2242964
Price	\$524,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.11
Year Built	2015
Type	Residential



Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	9809 89a Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	16
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.