

# \$245,000 - 9069 131 Avenue, Grande Prairie

---

MLS® #A2199220

**\$245,000**

4 Bedroom, 2.00 Bathroom, 715 sqft

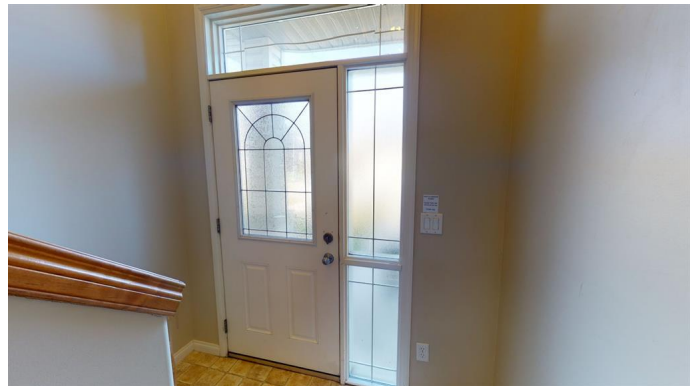
Residential on 0.06 Acres

Lakeland., Grande Prairie, Alberta

Itching to be a Landlord yourself? Or do you need an excellent starter home? Or are you downsizing? Here's your chance to solve your situation! Price-friendly, 4 bedroom, 2 full bathroom, duplex in very popular & appealing layout. Open-concept upstairs allows you to cook and visit or watch the littles, all at the same time. Bedroom upstairs would make for a great office, storage room or playroom. Full bathroom on main- as well as one down- works well for roommates or morning family traffic. 3 bedrooms downstairs with higher ceilings & large windows don't give you the "cramped" feeling. Laundry room/utility downstairs means no lugging clothes up and down the stairs to put away in the bedroom closets. Southside deck off of back door allows you to soak up the sun while you entertain or BBQ. Parking pad in rear with back alley access and street parking out front. Super close to playgrounds, shopping, school, and easy out to northside Grande Prairie & Clairmont areas. \*\*\*Please note: Photos from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends Oct. 31, 2025 and rent is \$1,650. Tenant is responsible for utilities.\*\*\* Call a REALTOR® today for details or to view!

Built in 2006

## Essential Information



MLS® #	A2199220
Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	715
Acres	0.06
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	9069 131 Avenue
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0A9

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Parking Pad, On Street

### **Interior**

Interior Features	Open Floorplan, Pantry, Sump Pump(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Lawn, Street Lighting, City Lot, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	34
Zoning	RS

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.