



**DJ Golden**  
**REAL ESTATE**

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**8817 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2201647**



**\$389,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, Separate Entrance, Storage		

**Inclusions:** 2 Stoves, 2 Refrigerators, 2 Dishwashers, 2 washers, 2 Dryers

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/dryer'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