

# \$265,000 - 9037 131 Avenue, Grande Prairie

MLS® #A2223177

**\$265,000**

4 Bedroom, 2.00 Bathroom, 715 sqft

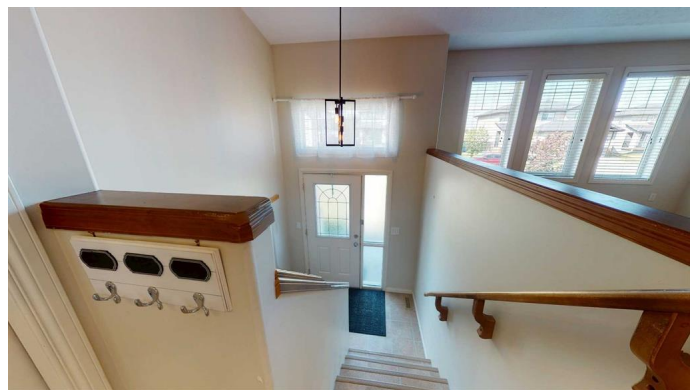
Residential on 0.06 Acres

Lakeland., Grande Prairie, Alberta

Super popular layout is in this duplex with it's open floor plan, 4 bedrooms, and full bathrooms both upstairs and downstairs. Excellent investment property in our very active Grande Prairie rental market. Nice neutral colours, updated light fixtures, kitchen with lots of attractive cabinets, pantry & tile backsplash, good sized dining room area and large living room are a few of the features that make this property a stand out. Handy room by back entry upstairs could be used in a variety of ways: a bedroom, home office, den, play room or for additional storage. Bi-level style provides large windows in the basement allowing lots of natural light to come in. 3 bedrooms, under stairs storage and space-saving laundry/utility room are downstairs. South side deck to enjoy our summers on & shed for storage of the outdoor items like seasonal tires. Paved parking pad in rear with back alley access. Located close to Maude Clifford School, park, playground, convenience shopping, fabulous 'Crystal Lake' park area and walking trails. Great spot to live in if you work on the north end or in Clairmont.

\*\*\*Please note: Photos & 3D Tour from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends July 31st, 2025, rent is \$1,650 & tenant is responsible for utilities.\*\*\* Contact a REALTOR® today for more details or to view!

Built in 2006



## Essential Information

MLS® #	A2223177
Price	\$265,000
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	9037 131 Avenue
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0A9

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Outside, Parking Pad, Paved

## Interior

Interior Features	Open Floorplan, Master Downstairs, See Remarks, Vaulted Ceiling(s)
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	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	19
Zoning	RS

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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