

\$675,000 - A/b/c, 9321 103 Avenue, Grande Prairie

MLS® #A2188835

\$675,000

0 Bedroom, 0.00 Bathroom, 2,185 sqft
Multi-Family on 0.41 Acres

Hillside., Grande Prairie, Alberta

INVESTMENT OPPORTUNITY - Well maintained Triplex (consists of three individual dwelling units combined into one building, with the individual units sharing one or two common walls) on 0.41 acres. Over 4,100 sq.ft. of living area! All units are Three Bedroom, 1.5 bath suites. Split level entryway (with coat closet) - upstairs is large open area kitchen (with pantry), dining area, half bath and living room. Downstairs included three bedrooms, full bath, and laundry/utility room. Each unit has its own Washer and Dryer, two paved parking stalls, separate deck access via patio doors off the dining room, and under deck storage! Tenancy Details - A-moved in October 1, 2022 (last rental increase Nov 1, 2024), B-moved in August 30, 2024, C-moved in August 1, 2018 (last rental increase June 1, 2025). Monthly Income \$4,575.00 (\$4775.00 effective June 1, 2025). UTILITIES: All units have their own utility meters; TENANTS PAY ALL utilities. Some improvements include but are not limited to: New Flooring throughout unit A-August 2024, All new Hot Water Tanks April 2021, All man door window inserts replaced Sept 2024. PLEASE NOTE: Property is fully tenanted. Included photos were taken during vacancy. Current Tenant content photos are not included for privacy reasons.

Built in 2005

Essential Information



MLS® #	A2188835
Price	\$675,000
Bathrooms	0.00
Square Footage	2,185
Acres	0.41
Year Built	2005
Type	Multi-Family
Sub-Type	Triplex
Status	Active

Community Information

Address	A/b/c, 9321 103 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1B2

Amenities

Parking Spaces	6
Parking	Alley Access, Off Street, Outside, Paved, Varies by Unit

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Lot Description	City Lot
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Additional Information

Date Listed	January 27th, 2025
Days on Market	45
Zoning	RT

Listing Details

Listing Office	CommVest Realty Ltd.
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