

\$399,900 - 9515 104 Avenue, Grande Prairie

MLS® #A2249338

\$399,900

4 Bedroom, 4.00 Bathroom, 1,370 sqft

Residential on 0.14 Acres

Hillside., Grande Prairie, Alberta

Full side by side duplex for sale in Hillside! Whether you are looking to break into the rental market and start your portfolio , or move in and live on the vacant side and keep long term tenant on the other side this duplex will be sure to do just that! Conveniently located in central Grande Prairie, with in walk distance to Elementary Public School, Public Bus Stops, Grocery Stores, And Several Amenities. Each unit consists off a main level which hosts the kitchen, dining, living room plus a half bath and sliding patio doors to your own patio. Basement is fully developed into two bedrooms, full bathroom, and utility/storage room. There is a fenced yard portion complimented by a shed for storage also and each unit has own parking, own entrances, own laundry, and own garbage cans. Book your viewing today as properties like this do not come up frequently.

Built in 1985

Essential Information

MLS® #	A2249338
Price	\$399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,370
Acres	0.14



Year Built	1985
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	9515 104 Avenue
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1E2

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	12
Zoning	RT

Listing Details

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.