



9502 Willow Dr Drive
Grande Prairie, Alberta

MLS # A2194293

\$439,900



Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,117 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

GREAT INVESTMENT WITH TENANTS IN PLACE!!!! This up/down duplex is located in Cobblestone and has 3 bedrooms & 2 bathrooms up and 2 bedrooms & 1 bathroom down. Both units have laundry. Each unit has dark-stained maple cabinets, stainless steel appliances, and backsplash in the kitchens. Open concept living room, kitchen, and dining area. There is a side balcony off the side of the upper unit. Concrete parking pad at the rear with 2 parking places, a shed, and landscaped. Close to schools. shopping and a playground. Don't miss out book your showing today!!