

# \$729,900 - 9528 98 Avenue, Grande Prairie

MLS® #A2201135

**\$729,900**

6 Bedroom, 6.00 Bathroom, 2,512 sqft

Residential on 0.01 Acres

Smith., Grande Prairie, Alberta

Full Executive Duplex on One Title â€“ Under Construction, Projected Completion August 2025

This modern luxury duplex offers a prime investment opportunity, featuring both sides on one title, allowing for a single residential mortgage and greater flexibility for acquiring additional properties. With similar units renting for \$2,500 per side, this property presents a strong rental income potential.

Property Features:

- Total of 6 bedrooms, 4 full bathrooms, and 2 half bathrooms
- Each unit includes: 3 bedrooms, 2.5 bathrooms, open-concept layout
- Potential for additional development: Unfinished basement allows for up to 4 additional bedrooms and 2 full bathrooms
- Large lot with alley access: Opportunity for additional parking, ideal for crew housing, excellent location in Smith just north of a new rec center, a block to a circle K and close to a bus route, walking distance to downtown and the CO-OP grocery store.

Interior & Design

- Contemporary exterior with modern curb appeal
- High-end kitchen finishes, including quartz countertops, tile backsplash, pendant lighting, soft-close shaker-style cabinets, and vinyl plank flooring
- Stainless Kitchen Appliances included for a



move-in-ready experience

-Spacious primary suite: 12'8" x 11'10" with a walk-in closet and 4-piece ensuite

-Second floor laundry

Energy Efficiency & Added Value:

-Hot water on demand

-High-efficiency furnace

-Low-E argon-filled double-pane windows

-Lifetime fiberglass shingles

-Separate power and gas meters for each unit

Garage & Exterior:

-Two 12' x 24' garages, insulated, drywalled, and fire-taped

Wi-Fi-enabled garage door openers for convenience

-This duplex is currently under construction with a projected completion date of August 2025. Sample pictures are from a previous build.

Built in 2025

## Essential Information

MLS® #	A2201135
Price	\$729,900
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,512
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	9528 98 Avenue
Subdivision	Smith.

City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0N9

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Parking Pad, Concrete Driveway
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Street Lighting
Roof	Shingle, Fiberglass
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 10th, 2025
Days on Market	60
Zoning	RG

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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