

\$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

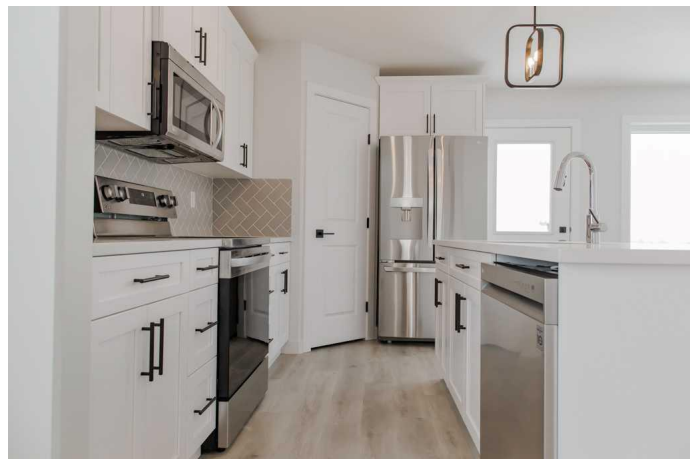
This modern luxury duplex offers a prime investment opportunity, featuring both sides on one title, allowing for a single residential mortgage and greater flexibility for acquiring additional properties. With similar units renting for \$2,500 per side, this property presents a strong rental income potential.

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

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Stone Counters |
| 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 | Fiberglass, Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 45 |
| Zoning | RG |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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