

\$400,000 - 7114 88a Street, Grande Prairie

MLS® #A2198594

\$400,000

5 Bedroom, 3.00 Bathroom, 1,106 sqft
Residential on 0.11 Acres

Countryside North, Grande Prairie, Alberta

Legally suited (Up/Down) Bilevel Duplex property located in Countryside North. The upper suite (main floor) has a private front entrance & offers an open concept kitchen with vaulted ceilings through the kitchen, dining & living room. The kitchen is a good size with dark maple cabinetry, corner pantry and lots of counter space. There are 3 bedrooms & 2 full bathrooms (both have tub/shower). The Kitchen & Dining areas have newer vinyl plank flooring. All main floor bedrooms (3) are a really good size. One of the main floor bedrooms is currently being used as a laundry room & has a full size front load washer/dryer in it; this could easily be removed & put back to a bedroom again. The Master bedroom has a nice walk in closet with organizers & features your own 4 pc. private Ensuite bathroom. There is decent storage with linen closets in the main bath & hallway. The LEGAL basement suite has a private entrance from the paved back alley. This space has 2 bedrooms, the kitchen which is open to the living room & there is a 4 pc. bathroom. Both suites are currently occupied with tenants but basement lease is terminated for May 1, 2025 and the upper suite lease is to September 1, 2025 (upper tenant would like to stay). This is a good opportunity for an investor!

Built in 2007

Essential Information



MLS® #	A2198594
Price	\$400,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,106
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	7114 88a Street
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0E2

Amenities

Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Off Street, Parking Pad, Alley Access, Gravel Driveway

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage
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Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 3rd, 2025
Days on Market	10
Zoning	RS

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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