

\$270,000 - 9431 123 Avenue, Grande Prairie

MLS® #A2261601

\$270,000

5 Bedroom, 3.00 Bathroom, 1,050 sqft
Residential on 0.08 Acres

Crystal Ridge., Grande Prairie, Alberta

This property is a fantastic, investment opportunity or an ideal setup for an owner-occupier looking for a strong mortgage helper. Located in a high-demand area of Grande Prairie, it offers easy access to all amenities, including the Prairie Mall, numerous restaurants, and a quick route to Clairmont, while also being steps from nature with a playground, the Off-Leash Dog Park, Crystal Lake, and extensive walking trails right nearby. The fully fenced backyard backs onto a peaceful grass easement, and there are three dedicated parking stalls in front, plus street parking, for convenience.

The duplex features two distinct and updated living spaces, each with its own private entrance and own stacking washer and dryer, maximizing space, privacy and tenant appeal. The upper unit provides a spacious and bright family-friendly layout with 3 bedrooms and 1 full bathroom. The unit boasts a spacious living room with large windows as well as a big dining area in conjunction with the kitchen. The kitchen has been updated with modern stainless steel appliances, eye-catching laminate countertops, crisp tile backsplash and combination of chocolate-coloured cabinets & open shelves.

The lower unit is an attractive space featuring 2 sizable bedrooms and the uncommon, 2 bathrooms! The primary bedroom offers a significant draw with a walk-in closet and 3-piece bathroom ensuite. Occupants will appreciate the cozy electric fireplace in the



living room and the clean look of the kitchen's white cabinets & tile backsplash coordinating with the appealing laminate flooring. Easy cleaning throughout as there is no carpet downstairs.

This combination of smart updates and an excellent dual-income layout make this property a premium choice for cash flow. Please note: 3D Tour and photos taken when property was vacant. Currently tenant occupied.

Contact a REALTOR® today to book a viewing or for more information!

Built in 1980

Essential Information

MLS® #	A2261601
Price	\$270,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Up/Down
Status	Active

Community Information

Address	9431 123 Avenue
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5Y4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
-----------	--

	Connected
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	7
Zoning	RG

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.