# $414,900 - 9422 88 Street, Grande Prairie

MLS® #A2256877

**$414,900**
4 Bedroom, 2.00 Bathroom, 1,483 sqft
Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Investorâ€™s Dream in the heart of Cobblestone! What truly sets this property apart is that it was built with separate gas and power meters for each unit which is a rare and valuable feature that simply isnâ€™t done in todayâ€™s new builds. This means tenants are responsible for their own utilities, saving the landlord money, eliminating headaches, and encouraging tenants to be more energy conscious. You canâ€™t just add this later, making it a built in long term advantage worth serious dollars. This fully rented, legal up/down duplex was constructed from day one as a duplex (not a conversion), which means better soundproofing, higher quality finishes, and superior overall design. Built by the highly respected Dirham Homes, a trusted local builder with over 40 years of experience, the home showcases tile entrances, upgraded cabinetry, stylish backsplashes, Low-E windows, and energy efficient features like hot water on demands and a high efficiency furnaces. The upper suite offers a spacious open concept layout with 3 bedrooms and a full bath, while the lower suite has 1 bedroom, 1 bath, and its own bright living, dining, and kitchen area. Both units have private entrances, separate laundry, independent heating, and proper parking. The property is landscaped front and back with a concrete walkway and a rear 4 stall gravel parking pad off the paved lane. With both units already rented and income flowing, this Cobblestone duplex is a rare find and a golden opportunity

for any savvy investor looking for a low maintenance & high return property.

Built in 2013

## Essential Information

| | |
|---|---|
| MLS® # | A2256877 |
| Price | $414,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,483 |
| Acres | 0.09 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | 4 Level Split, Up/Down |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 9422 88 Street |
| Subdivision | Cobblestone. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 0H2 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Parking Pad |

## Interior

| | |
|---|---|
| Interior Features | Laminate Counters, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |

| | |
|---|---|
| Basement | Finished, Full, Suite |

## Exterior

| | |
|---|---|
| Exterior Features | Other |
| Lot Description | City Lot, Landscaped, Lawn, |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | September 13th, 2025 |
| Zoning | RS |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX Grande Prairie |

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