

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

MLS® #A2256877

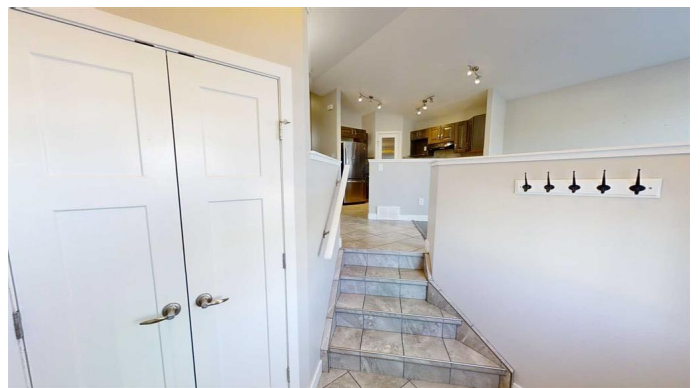
**\$414,900**

4 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Investor'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 isn't done in today'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 can'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 demand 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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