\$440,000 - 11532 75 Avenue, Grande Prairie

MLS® #A2209375

\$440,000

5 Bedroom, 2.00 Bathroom, 1,578 sqft Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

Investor Alert! Check out this meticulously maintained four level split, up/down duplex, backing onto a park in the Westpointe neighborhood. The upper 3 bedroom, 1 bath unit features a beautiful living space with large bay windows and gas fireplace in the living room, a good-sized dining area and a great kitchen with corner pantry and stainless steel appliances. The lower unit has a grade level living space with numerous windows. It features 2 spacious bedrooms and a full washroom. The lower unit also has access to the fully fenced yard overlooking the park area, with a large deck and shed. There are 3 front concrete parking stalls. Power and Gas are separately metered and tenants pay directly. Long term tenants are in both units and would like to stay. Upper unit is month to month at \$1,550/month plus power and gas. Lower unit lease is month to month at \$1,350/month plus power and gas.

Built in 2012

Essential Information

MLS® # A2209375

Price \$440,000

Bedrooms 5

Bathrooms 2.00

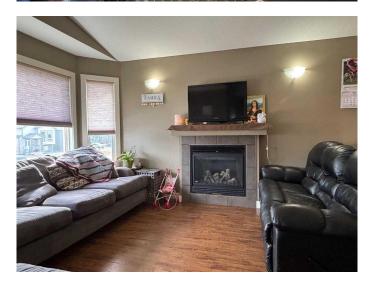
Full Baths 2

Square Footage 1,578

Acres 0.09







Year Built 2012

Residential Type

Sub-Type Duplex

Style 4 Level Split, Up/Down

Status Active

Community Information

Address 11532 75 Avenue

Subdivision Westpointe. City **Grande Prairie Grande Prairie** County

Province Alberta Postal Code T8W 0J3

Amenities

Parking Spaces 3

Parking Parking Pad, Concrete Driveway

Interior

Interior Features Built-in Features, Laminate Counters, Open Floorplan, Vinyl Windows **Appliances**

Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer,

Window Coverings

Forced Air, Natural Gas Heating

Cooling None Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Finished, Full, Suite Basement

Exterior

Exterior Features Playground

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle Construction Mixed, Vinyl Siding

Foundation **ICF Block**

Additional Information

April 8th, 2025 Date Listed

Days on Market 122 Zoning RS

Listing Details

Listing Office Royal LePage - The Realty Group

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