

11416 106 Avenue
Grande Prairie, Alberta

MLS # A2248070



\$583,500

Heating:	Forced Air
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Up To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, See Remarks, Tankless Hot Water, Vinyl Windows

Inclusions: refrigerator (x2), stove (x2), microwave (x2), dishwasher (x2), washer (x2), Dryer (x2)

Located in the desirable Westgate subdivision, directly across from a playground and a scenic walking trail around a peaceful pond, this 2018-built up/down full duplex offers incredible flexibility for homeowners or investors alike. The upper unit features 3 bedrooms and 2 full 4 piece bathrooms, including a primary ensuite. Enjoy backyard access, a private deck, and a bright, open living space. The lower unit offers 2 bedrooms and a full 4-piece bathroom, making it a comfortable and functional space for tenants or extended family. Both units are thoughtfully finished with modern cabinetry, quartz countertops, vinyl plank flooring, and stainless steel appliances. Each has its own single attached garage, private laundry, hot water on demand, and separate furnaces for ease of management. Whether you plan to live in one and rent the other or add a well-maintained property to your investment portfolio, this duplex is an excellent opportunity in a sought-after location. Close to shopping and other amenities, this home rewards its occupants with modern style and convenience. Reach out to a realtor to book a viewing. Also see the link for a 3D virtual tour!