

11506 73 Avenue  
Grande Prairie, Alberta

MLS # A2279993



## \$469,000

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		

**Inclusions:** Appliances in both up/down suites.

LEGAL Duplex!! This fantastic, fully developed duplex is ready for its new owners. Close to multiple schools, this home has a functional main floor layout with large living room, kitchen & dining area! The home is well kept with tasteful tile & vinyl plank flooring! Each unit has separate heating services including INFLOOR HEAT in basement and HW on Demand Systems. A rare find with 3 Bedrooms upstairs & Down.. with a 4 piece bathroom & laundry space! That's not all.. a 2 car parking pad out back! You'll most definitely feel at home here, so don't hesitate to book your showing today! Take ownership & begin putting money in your pocket on Day 1!!