

11234 75 Avenue  
Grande Prairie, Alberta

MLS # A2288516



## \$424,900

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Fridge x 2, Stove x 2, Dishwasher x 2, Washer/Dryer x 2

Fantastic Revenue Property in Westpointe! This income-generating legal up/down brings in \$2,750 per month with long-term tenants who keep both units immaculate. Located in a family-friendly area close to schools, parks, and shopping. Upper Suite featuring vaulted ceilings and a bright, open layout, this suite includes a stylish kitchen with an island, a dining area with access to the side deck, and 3 bedrooms, including a primary with a walk-in closet. Fresh new paint throughout enhances the clean, modern feel. Complete with 1 full bathroom and its own laundry. Lower Suite: This spacious unit includes all new flooring, warm cream cabinets, 2 bedrooms, 1 bathroom, new paint, giving the suite a fresh, updated look. Rear parking adds convenience for tenants. Separate utilities and both units on hot water on demand! With great tenants and strong monthly income, this Westpointe property is the ideal addition to your rental portfolio—or a smart choice for anyone looking to live upstairs while offsetting the mortgage with rent from the lower suite. Book your showing today!!