

**11406 106 Avenue
Grande Prairie, Alberta**

MLS # A2237117



\$600,000

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,228 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot, Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This beautifully finished full duplex sits on an extra-deep lot in desirable Westgate and is currently leased until April 30, 2026. The main floor suite rents for \$2,450/month with gas, water, and power included, and the lower suite rents for \$1,900/month, also including G/W/P. The upstairs unit offers 1,228 sq ft of living space with 3 bedrooms and 2 full bathrooms. The separate basement suite includes 860 sq ft, 9-foot ceilings, 2 bedrooms, and 1 full bath — a perfect setup for multi-family living or rental income. This duplex showcases quality craftsmanship and modern finishes including quartz countertops throughout, vinyl plank and tile flooring, tile backsplash, raised ceilings, and custom built-in wood shelving in closets. Designed with energy efficiency in mind, features include two high-efficiency furnaces, two Navien hot water-on-demand systems, LED lighting, and Low-E argon windows. Whether you're looking to invest or live on one level while renting the other, this property is a rare find in one of Grande Prairie's most popular neighborhoods. Don't miss out!