

11406 106 Avenue
Grande Prairie, Alberta

MLS # A2301526



\$640,000

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,228 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	None		

Luxury Legal Up/Down with double split garage in Westgate across from a green space with trails, basement suite making \$1,975/month and upper suite will be vacant for you to move in May 1 or increase the rent! Current upper rent \$2,700/month! Built in 2019 by Grande Built Homes, this well-appointed duplex offers 5 bedrooms and 3 bathrooms, making it an ideal opportunity for both investors and owner-occupiers. Enjoy modern finishes throughout, including quartz countertops and tile backsplash in both suites, plus a functional layout designed for comfortable living; energy efficient features like high efficiency furnaces and hot water on demand units for each suite and a fenced yard with a deck to enjoy the summer! Situated in a prime location close to shopping, schools, and amenities, this property delivers strong income potential with the flexibility to live up and rent down or maximize returns. A rare chance to own a best-priced legal up/down with garage in Grande Prairie, and as an added bonus there is structural new home warranty in place until Sept 25, 2029!