

**11238 75 Avenue
Grande Prairie, Alberta**

MLS # A2302534



\$439,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,136 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: NA

Legal up/down duplex in desirable Westpointe—an excellent opportunity for investors or homeowners looking to offset their mortgage. This property features separate gas and electric meters for each unit, offering convenience and independent utility management. The upper suite includes 3 bedrooms and 2 bathrooms and is currently tenant-occupied, generating \$1,900/month with only water included. Leased until September 30, 2026 The lower unit offers 2 bedrooms and 1 bathroom and is currently vacant, providing flexibility to set your own rent or move in while collecting income from the upper suite. The property also features back alley access with a nice rear parking pad, adding extra convenience for tenants or owners. A solid income property with immediate upside potential.