Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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11459 107 Avenue
Grande Prairie, Alberta

MLS # A2345968



$689,900

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Modified Bi-Level		
Size:	1,598 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge X 2, Stove X 2, Dishwasher X 2, Washer X 2, Dryer X 2

Looking for a top-tier investment or a smart way to drastically cut your cost of living without sacrificing style? The Carissa by Grande Built Homes in Westgate is an executive modified bi-level that features a fully developed, legal basement suite—which generated $42,403 in gross revenue as an Airbnb in 2025. On the main and upper floors, the living space opens up with soaring ceilings, a practical open layout, and a cozy fireplace set against some of the best views in Grande Prairie. This level offers two generous bedrooms and a full family-sized bathroom. Upstairs is dedicated to an oversized primary suite featuring a massive walk-in closet and an ensuite with dual sinks and a custom tile shower. To add extra utility, the upper garage space has been thoughtfully converted into an office, cooking area, and the laundry space for the upper suite. The legal lower suite is bright, airy, and feels like a full executive home of its own with tall ceilings and large windows. It comes complete with two bedrooms, separate laundry, high-end finishes, and an extra bedroom created from the lower garage conversion. It’s an ideal setup for a proven short-term rental, long-term tenant, or semi-independent family living. When it comes to exterior and location highlights, you will love the fully fenced yard with added trees, fresh landscaping, and a large 24' x 12' deck built for hosting. Situated in Westgate, this home places you a quick walk or short drive from the Grande Prairie Regional Hospital, grocery stores, restaurants, movie theatre, shopping centres, and the airport. Call your REALTOR® of choice for more information and to book your personal viewing today!

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