

\$600,000 - 11406 106 Avenue, Grande Prairie

MLS® #A2237117

\$600,000

5 Bedroom, 3.00 Bathroom, 1,228 sqft
Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

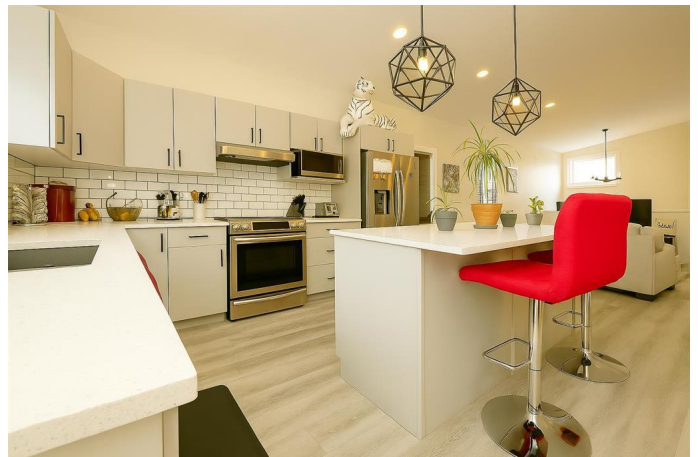
This beautifully finished full duplex sits on an extra-deep lot in desirable Westgate and is currently leased until April 30, 2026. The main floor suite rents for \$2,450/month with gas, water, and power included, and the lower suite rents for \$1,900/month, also including G/W/P. The upstairs unit offers 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 â€” 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 Prairieâ€™s most popular neighborhoods. Don't miss out!

Built in 2019

Essential Information

| | |
|--------|-----------|
| MLS® # | A2237117 |
| Price | \$600,000 |



| | |
|----------------|-------------------|
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,228 |
| Acres | 0.11 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Bi-Level, Up/Down |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11406 106 Avenue |
| Subdivision | Westgate. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 6M2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Other |
| Lot Description | Irregular Lot, Other |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 2 |
| Zoning | RG |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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