

# \$454,900 - 11245 76 Avenue, Grande Prairie

MLS® #A2245821

**\$454,900**

6 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

Exceptional Revenue Property Generating Over \$3,500/Month!

This beautifully maintained legal up/down duplex is a turnkey investment opportunity. Both suites show extremely well and offer excellent layouts with quality finishes throughout. The upper suite features an open floor plan filled with natural light, a spacious kitchen with four stainless appliances, corner pantry, and ample storage. The big master bedroom includes a walk-in closet and full ensuite. Two additional good-sized bedrooms (all with ceiling fans), another full bathroom, and in-suite laundry complete the space. The basement suite is equally impressive with a nice kitchen, four stainless appliances, corner pantry, and great storage. The master bedroom features a walk-in closet, accompanied by two more bedrooms, a full bathroom, and laundry. Additional highlights include separate gas and power meters (tenants pay utilities), a large rear parking pad off the alley, and a storage shed. This is a smart, income-producing property in excellent condition â€” donâ€™t miss out!

Built in 2012

## Essential Information

MLS® # A2245821

Price \$454,900

Bedrooms 6



Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	11245 76 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0G4

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	2
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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