

# \$440,000 - 11532 75 Avenue, Grande Prairie

MLS® #A2209375

## \$440,000

5 Bedroom, 2.00 Bathroom, 1,578 sqft  
Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

Investor Alert! Check out this meticulously maintained four level split, up/down duplex, backing onto a park in the Westpointe neighborhood. The upper 3 bedroom, 1 bath unit features a beautiful living space with large bay windows and gas fireplace in the living room, a good-sized dining area and a great kitchen with corner pantry and stainless steel appliances. The lower unit has a grade level living space with numerous windows. It features 2 spacious bedrooms and a full washroom. The lower unit also has access to the fully fenced yard overlooking the park area, with a large deck and shed. There are 3 front concrete parking stalls. Power and Gas are separately metered and tenants pay directly. Long term tenants are in both units and would like to stay. Upper unit is month to month at \$1,550/month plus power and gas. Lower unit lease is month to month at \$1,350/month plus power and gas.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209375  |
| Price          | \$440,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,578     |
| Acres          | 0.09      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Residential            |
| Sub-Type   | Duplex                 |
| Style      | 4 Level Split, Up/Down |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11532 75 Avenue |
| Subdivision | Westpointe.     |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W 0J3         |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 3                              |
| Parking        | Concrete Driveway, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Vinyl Windows, Built-in Features, Laminate Counters              |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, See Remarks |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Mixed                     |
| Foundation        | ICF Block                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 8th, 2025 |
|-------------|-----------------|

Days on Market 109

Zoning RS

## **Listing Details**

Listing Office Royal LePage - The Realty Group

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