

\$439,900 - 11539 75 Avenue, Grande Prairie

MLS® #A2231705

\$439,900

5 Bedroom, 3.00 Bathroom, 1,208 sqft
Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

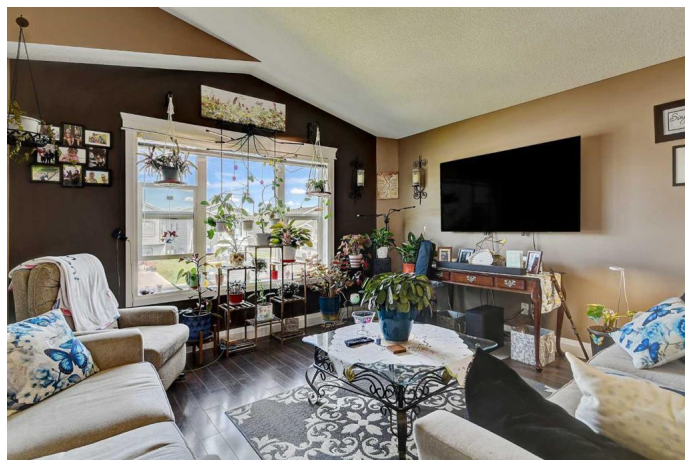
Turnkey Investment Opportunity in Westpointe
â€“ Legal Up/Down Duplex with A+ Tenants.
Welcome to 11539 75 Aveâ€“a prime
income-generating property in one of Grande
Prairieâ€™s most desirable neighbourhoods.
This meticulously maintained, fully rented legal
up/down duplex offers immediate and
dependable cash flow, with solid tenants
already in place.

The upper suite is modern, well kept, bright
and contemporary, offering 3 spacious
bedrooms and 2 bathrooms, including a
private ensuite off the primary bedroom. An
open-concept layout, walk-in closet, and
stylish grey tones throughout make this a
highly appealing rental for professionals.
The lower suite is equally well-designed,
featuring 2 bedrooms and 1 full bath, a private
entrance, and an efficient floor plan that
maximizes space and comfort.

Very modern palette, each unit is in great
shape. Each unit is separately metered for
both power and gas. Tenants are very clean,
friendly, and have really made the unit their
home, and would like to stay. A+.. Whether
youâ€™re expanding your portfolio or
stepping into your first investment, this is a
hassle-free, cash-flowing asset in a strong
rental market.

Built in 2012

Essential Information



MLS® #	A2231705
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,208
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	11539 75 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0J4

Amenities

Parking Spaces	6
Parking	Parking Pad

Interior

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

Exterior

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

Additional Information

Date Listed	June 16th, 2025
Days on Market	2
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.