

\$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	10
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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