



**GRASSROOTS**  
REALTY GROUP

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**11420 107 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2238777**



**\$585,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** 5 appliances for both suites, shed, UPRIGHT DEEP FREEZE

This impressive legal up/down duplex with a legal basement suite, built by Grande Built Homes, offers exceptional investment potential in Westgate, just steps from shopping and the new hospital. Fully owner-occupied and immaculately maintained since new, this carpet-free property features two beautifully designed legal suites with quartz countertops, island kitchens, stainless steel appliances, and tile backsplashes. The upper legal suite offers three bedrooms, two full bathrooms, vaulted ceilings in the living areas and master bedroom, a walk-in closet, full ensuite, private garage, entrance, laundry, furnace, and hot water on demand. The bright legal basement suite has nine-foot ceilings, two spacious bedrooms, a full bathroom, and its own private garage, entrance, laundry, furnace, and hot water on demand. The fully fenced backyard has no rear neighbors and includes a 12'x14' deck and 10'x10' shed. Quick possession is available, and this property is covered under the structural New Home Warranty until November 12, 2030. High-speed internet options include Telus fiber and Eastlink, making this a turnkey revenue property in a prime location with QUICK POSSESSION! Please click on the video/multimedia or 3D link to view the 3D virtual tour.