



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11334 105 Avenue
Grande Prairie, Alberta

MLS # A2251985



\$469,900

Division:	Westgate		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,618 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	4
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2, Garage Door Opener & Controls

Excellent investment opportunity with this fully developed 4-level split half-duplex featuring a legal up/down suite configuration and an attached garage. This property is ideal for investors or multi-generational living, offering two self-contained units with separate entrances, full kitchens, private living spaces, and laundry. The upper unit welcomes you through a private front entry as well as direct access to a single attached garage. The bright living room features a cozy gas fireplace, and the layout is complemented by a functional kitchen and dining area, perfect for long-term tenants or owner occupancy including a primary bedroom with ensuite, a secondary bedroom and full bathroom. The lower legal suite offers two bedrooms and two full bathroom. A second gas fireplace adds warmth to the comfortable living room, and the suite benefits from walk-out access to the rear deck and yard, great for tenants who enjoy outdoor space. With its own laundry and private entrance, this unit is well-suited for rental or extended family living. Currently tenant-occupied, this property is generating income from day one, making it a turnkey addition to any real estate portfolio. As an added bonus, the other half of this duplex is also available for sale, presenting a rare opportunity to own both sides. With four rental units under one roof, this is your chance to maximize cash flow, simplify property management, and secure a high-performing asset in a desirable location. Contact your agent for lease details, financials, and to schedule a private viewing!