



GRASSROOTS
REALTY GROUP

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11234 75 Avenue
Grande Prairie, Alberta

MLS # A2288516



\$424,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,140 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Fridge x 2, Stove x 2, Dishwasher x 2, Washer/Dryer x 2

Fantastic Revenue Property in Westpointe! This income-generating legal up/down brings in \$2,750 per month with long-term tenants who keep both units immaculate. Located in a family-friendly area close to schools, parks, and shopping. Upper Suite featuring vaulted ceilings and a bright, open layout, this suite includes a stylish kitchen with an island, a dining area with access to the side deck, and 3 bedrooms, including a primary with a walk-in closet. Fresh new paint throughout enhances the clean, modern feel. Complete with 1 full bathroom and its own laundry. Lower Suite: This spacious unit includes all new flooring, warm cream cabinets, 2 bedrooms, 1 bathroom, new paint, giving the suite a fresh, updated look. Rear parking adds convenience for tenants. Separate utilities and both units on hot water on demand! With great tenants and strong monthly income, this Westpointe property is the ideal addition to your rental portfolio—or a smart choice for anyone looking to live upstairs while offsetting the mortgage with rent from the lower suite. Book your showing today!!