



11559 75 Avenue
Grande Prairie, Alberta

MLS # A2299618



\$480,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,139 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, 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:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Blinds, Suite Appliances (Refrigerator, Stove, Dishwasher, OTR Microwave, Washer/Dryer) 2x Sheds

Discover a smart and versatile opportunity in Westpointe with this contemporary bi-level home, ideally positioned on a spacious corner lot. Offering 1,139 sq ft above grade and a legal 2-bedroom basement suite, this property blends modern comfort with strong income potential. The upper level is designed for both everyday living and easy entertaining, featuring an open-concept layout with a well-appointed kitchen that includes a large eat-at island, a window above the sink, and recently updated appliances. The dining area connects seamlessly to a west-facing deck, creating a natural extension of the living space and the perfect spot to enjoy evening sunshine. Three generous bedrooms complete this level, including a spacious primary suite with a walk-in closet and its own full ensuite. Added conveniences such as central air conditioning, dedicated laundry, a private furnace, hot water on demand, and an independent electrical panel enhance both comfort and efficiency. The lower level offers a fully self-contained legal suite with it's own private entrance, high ceilings and a thoughtfully designed layout. It includes a full kitchen equipped with stainless appliances including a dishwasher and over-the-range microwave. This level also features two large bedrooms, a full bathroom, and its own separate laundry, furnace, hot water on demand, and electrical panel, making it an ideal setup for rental income or extended family living. Outside, the property continues to impress with an oversized paved rear driveway offering ample parking, along with additional street parking available at both the front and side of the home. Enjoy the added convenience of 2 separate storage sheds to keep outdoor necessities tidy and secure. Currently owner-occupied on the upper level with the lower suite vacant, this property presents an immediate opportunity for a buyer to set their

own rental strategy and begin generating income right away. Book your showing today.