



GRASSROOTS
REALTY GROUP

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11558 76 Avenue
Grande Prairie, Alberta

MLS # A2300731



\$499,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,174 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating: High Efficiency

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Great revenue property located in Westpointe. This legal up/down duplex has a large open layout on the main floor with lots of natural light. The kitchen features a large pantry and overlooks the living room. The main floor unit has 3 good-sized bedrooms and 2 bathrooms. The master bedroom has an ensuite and a walk-in closet. The lower unit features a private entrance for downstairs tenants, 2 large bedrooms, and a bathroom. Each unit has its own furnace & hot water tank. Each unit has a washer & dryer. There is a large parking pad with plenty of space for both up/down units. Don't miss out!!! Book your showing today!!!