



**11573 77 Avenue
Grande Prairie, Alberta**

MLS # A2305017



\$509,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,210 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, See Remarks		

Heating: In Floor, Forced Air

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, High Ceilings, Open Floorplan, Pantry, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Fridge (x2), stove (x2), dishwasher (x2), microwave range hood (x2), washer/dryer unit (x2)

Welcome to this purpose built legal up-down duplex in the desirable Westpointe neighbourhood. Situated on a great street in a prime location, this well-maintained property offers an excellent opportunity for investors or those looking to offset their mortgage with strong rental income. The upper suite features three spacious bedrooms and two full bathrooms, along with a bright, open-concept living space and quality, modern finishings throughout. The kitchen has real hardwood cupboard doors, upgraded counters and stainless steel appliances. Downstairs, the lower suite offers the same upgraded style of kitchen and offers three bedrooms and one full bathroom, highlighted by large windows that bring in plenty of natural light, making it feel anything but like a typical basement suite. Built with comfort, class and efficiency in mind, the property includes in-floor heat in the basement with a new on-demand hot water heater and a second on demand for upstairs. Each suite is fully self-contained with its own private entrance and in-suite laundry, offering convenience and privacy for tenants. Outside offers a large shed for storage as well as a cement pad that can comfortably park 4 vehicles. Currently generating \$1,775 per month upstairs and \$1,700 per month downstairs. This is a turn-key property that shows well and won't last long.