



**GRASSROOTS**  
REALTY GROUP

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

10613 114C Street  
Grande Prairie, Alberta

MLS # A2124122



**\$321,500**

Division:	Westgate		
Type:	Residential/Duplex		
Style:	4 Level Split, Side by Side		
Size:	1,668 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS

Discover the potential of this unique SPACIOUS duplex with attached LARGE GARAGE! Offering easy mortgage helper potential and modern living spaces. Situated in a desirable west end location, this spacious FULLY FURNISHED 4-level split boasts 2 bedrooms, 2 bathrooms, a garage, and rear lane access with extra parking EVEN FOR AN RV!. This modern duplex presents an ideal opportunity for a non-conforming suite on the 3rd level, with a unique AND UBER SPACIOUS floor plan. With the current city vacancy situation, there's no shortage of renters eager to secure a place in this sought-after location. Step inside to an inviting main floor with an open plan layout, flooded with natural light from the foyer. The spacious u-shaped kitchen is a chef's delight, offering ample modern cabinetry, stainless steel appliances, and a stylish subway tile backsplash. Upstairs, the master suite awaits, complete with a full modern ensuite bath for ultimate comfort and convenience. The front-facing driveway and garage, along with spacious parking pads out the back with rear lane access, provide ample parking options for tenants or residents. Whether you choose to rent out both levels for maximum income potential or live in one level and rent out the other as a perfect mortgage helper, this property offers endless possibilities. Don't miss out on this fantastic investment opportunity in a super convenient and in-demand location in Westgate. Book your tour TODAY and seize the chance to secure your financial future! You really need to view this duplex to understand how much SQFT you are getting it's like the never ending story! Immediate Possession available.