

# \$420,000 - A & B, 11280 75 Avenue, Grande Prairie

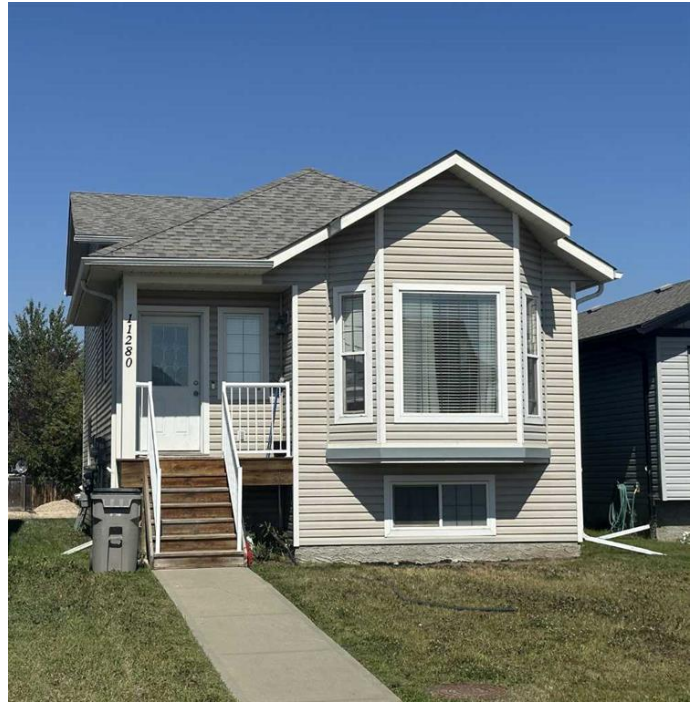
MLS® #A2196272

## \$420,000

5 Bedroom, 2.00 Bathroom, 1,467 sqft  
Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

This property is ideal for investors seeking strong rental returns in one of Alberta's most active real estate markets. Whether you're a seasoned landlord or just starting out, this duplex offers a hassle-free investment with built-in cash flow. This Legal up/down has the upper level 3 bedrooms upstairs including the primary with walk-thru closet and access into the main bathroom. Main level has kitchen, dining and living room areas with gorgeous tile flooring, pantry, gas fireplace, and overall well-executed use of space, are just a few of the great features of note. Lower unit has bright, open layout of kitchen, dining & living room areas then down a few steps to the 2 bedrooms & 1 bathroom, utility room & hall closet. Kitchen also has a ton of cabinets, and there is a coat closet at entry. Each unit has private entrances, own laundry, separate meters with own furnaces & hot water tanks. Parking is in rear of property with concrete pad capable of having vehicles 3 wide, with rear alley access. Located close to Ecole Nouvelle Frontiere, playgrounds and the fantastic west end of the City of Grande Prairie with every service you could possibly need. \*\*\* Please note: photos & 3D Tour were taken when unit was vacant. Currently tenant occupied. 24 hour notice required for viewing. Rent for upper unit is \$1,600 with water included & lease ends April 30th, 2026. Lower unit rent is \$1,395 with water included & lease ends June 30th, 2026.\*\*\* Contact a REALTOR® today for more information or to view!



Built in 2008

### **Essential Information**

MLS® #	A2196272
Price	\$420,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,467
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Duplex
Style	Up/Down, 4 Level Split
Status	Active

### **Community Information**

Address	A & B, 11280 75 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0C4

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	RS

## Listing Details

Listing Office	Royal LePage - The Realty Group
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