

\$449,000 - # A/b, 11502 73 Avenue, Grande Prairie

MLS® #A2239116

\$449,000

4 Bedroom, 3.00 Bathroom, 1,455 sqft

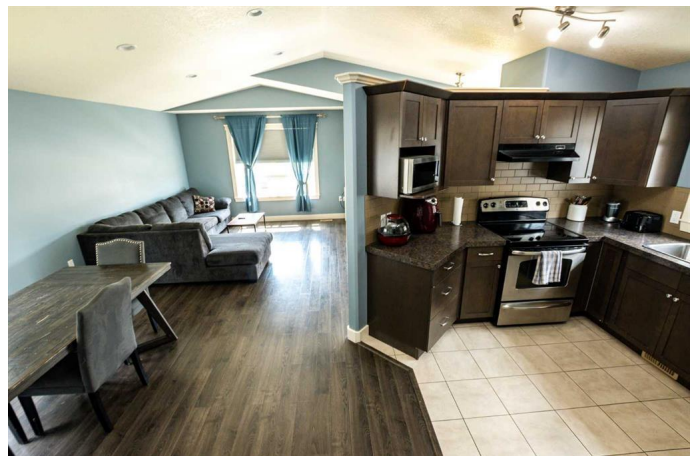
Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

Fantastic Investment Opportunity in Westgate
â€“ Legal Up/Down Suite!

Whether you're searching for a smart investment or a mortgage helper, this legally suited up/down duplex in Westgate offers exceptional value and versatility. Featuring separate front and rear entrances, each unit offers private in-suite laundry, independent heat control, and efficient tankless hot water systems. The upper unit includes two spacious bedrooms, a main bathroom, and a private en-suite in the primary bedroom. The open-concept living and kitchen area is both bright and comfortable, ideal for everyday living. The lower suite also offers two bedrooms and a full bathroom, along with a well-designed open kitchen and living area enhanced by large windows that fill the space with natural light. Outside, the fully fenced yard offers privacy and space for outdoor enjoyment, equipped with a rear gravel parking pad with rear alley access.

This property is conveniently located near excellent schools including Isabel?Campbell Public School, Ã‰cole Nouvelle FrontiÃ¨re, and Grande Prairie Christian School. For outdoor recreation, enjoy the nearby Muskoseepi Park and South Bear Creek Park. Indoor activities and fitness are just minutes away at the Eastlink Centre and Design Works Centre. Whether you're looking to invest or live



with rental income, this property checks all the boxes. Don't miss out—contact your REALTOR® today!

Built in 2012

Essential Information

MLS® #	A2239116
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Up/Down
Status	Active

Community Information

Address	# A/b, 11502 73 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0K2

Amenities

Parking Spaces	4
Parking	Alley Access, Gravel Driveway, Off Street, Parking Pad, On Street

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air, None
Has Basement	Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	3
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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