

**11238 75 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2302534**



**\$439,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Legal up/down duplex in desirable Westpointe—an excellent opportunity for investors or homeowners looking to offset their mortgage. This property features separate gas and electric meters for each unit, offering convenience and independent utility management. The upper suite includes 3 bedrooms and 2 bathrooms and is currently tenant-occupied, generating \$1,900/month with only water included. Leased until September 30, 2026 The lower unit offers 2 bedrooms and 1 bathroom and is currently vacant, providing flexibility to set your own rent or move in while collecting income from the upper suite. The property also features back alley access with a nice rear parking pad, adding extra convenience for tenants or owners. A solid income property with immediate upside potential.