

**A & B, 11280 75 Avenue  
Grande Prairie, Alberta**

**MLS # A2196272**



**\$420,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Up/Down		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** 2 refrigerators, 2 stoves, 2 dishwashers, 2 washers, 2 dryers. Window coverings

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!