

**11532 75 Avenue
Grande Prairie, Alberta**

MLS # A2209375



\$449,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,578 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Shed

Investor Alert! Check out this meticulously maintained four level split, up/down duplex, backing onto a park in the Westpointe neighborhood. The upper 3 bedroom, 1 bath unit features a beautiful living space with large bay windows and gas fireplace in the living room, a good-sized dining area and a great kitchen with corner pantry and stainless steel appliances. The lower unit has a grade level living space with numerous windows. It features 2 spacious bedrooms and a full washroom. The lower unit also has access to the fully fenced yard overlooking the park area, with a large deck and shed. There are 3 front concrete parking stalls. Power and Gas are separately metered and tenants pay directly. Long term tenants are in both units and would like to stay. Upper unit is month to month at \$1,550/month plus power and gas. Lower unit lease is month to month at \$1,350/month plus power and gas.