

# \$449,900 - 11532 75 Avenue, Grande Prairie

MLS® #A2209375

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,578 sqft  
Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

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 to June 30 at \$1,350/month plus power and gas.

Built in 2012

## Essential Information

MLS® #	A2209375
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,578
Acres	0.09



Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Up/Down
Status	Active

### **Community Information**

Address	11532 75 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0J3

### **Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Parking Pad

### **Interior**

Interior Features	Built-in Features, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	April 8th, 2025
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Days on Market 9  
Zoning RS

### **Listing Details**

Listing Office Royal LePage - The Realty Group

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