

# \$434,900 - 10613 114c Street, Grande Prairie

MLS® #A2213522

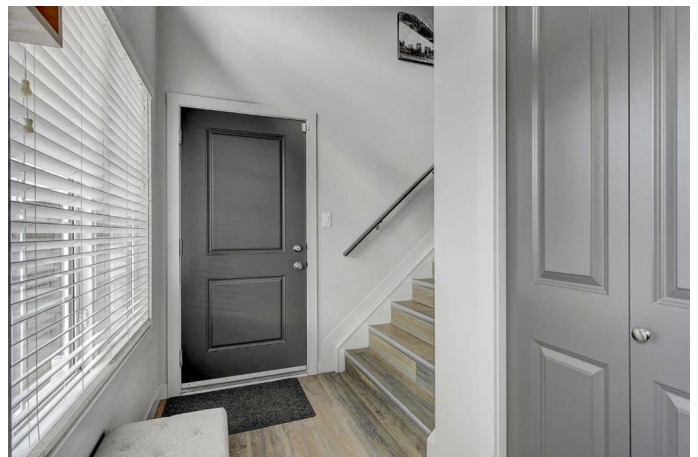
**\$434,900**

4 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.07 Acres

Westgate., Grande Prairie, Alberta

Discover the potential of this unique non-conforming up-down rental duplex, offering easy mortgage helper potential and modern living spaces. Situated in a desirable west end location, this fully developed 4-level split boasts 4 bedrooms, 4 bathrooms, a garage, and rear lane access with extra parking. This modern duplex presents an ideal opportunity for a non-conforming suite on the 3rd level, with a unique floor plan featuring 2 beds and 2 baths in each unit. With the current city vacancy situation, there's no shortage of renters eager to secure a place in this sought-after location. Step inside to an inviting main floor with an open plan layout, flooded with natural light from the foyer. The spacious u-shaped kitchen is a chef's delight, offering ample modern cabinetry, stainless steel appliances, and a stylish subway tile backsplash with under-cabinet lighting. Upstairs, the master suite awaits, complete with a full modern ensuite bath for ultimate comfort and convenience. The finished basement boasts two generous bedrooms and a second set of washer and dryer hookups in the basement bathroom, making it incredibly easy to set up for renting. The front-facing driveway and garage, along with spacious parking pads out the back with rear lane access, provide ample parking options for tenants or residents. Whether you choose to rent out both levels for maximum income potential or live in one level and rent out the other as a perfect mortgage helper, this



property offers endless possibilities. Don't miss out on this fantastic investment opportunity in a super convenient and in-demand location in Westgate. Book your tour TODAY and seize the chance to secure your financial future!

Built in 2016

### Essential Information

MLS® #	A2213522
Price	\$434,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	10613 114c Street
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6M5

### Amenities

Parking Spaces	6
Parking	Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	564

### Interior

Interior Features	See Remarks
Appliances	See Remarks

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	6
Zoning	RC

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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