

\$454,900 - 11566 76 Avenue, Grande Prairie

MLS® #A2227364

\$454,900

5 Bedroom, 3.00 Bathroom, 1,039 sqft

Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

LEGAL UP/DOWN DUPLEX â€” TONS OF UPDATES. Exceptionally well maintained in the heart of Westpointe. Perfect for the investor that wants a turnkey property or for economical buyer who wants to live in one unit and rent the other. Both units are fully self-contained, featuring separate entrances, in-suite laundry, and individual gas and power meters. Upstairs has 3 beds, 2 baths, new carpets throughout living room and hallways, recently painted walls and cabinets. Upstairs is currently rented out until July, renter would love to stay. The 2 bedroom 1 bathroom basement suite is move in ready and has seen a full refresh including painted walls and ceiling, new carpet throughout, updated countertops, new hot water tank, dishwasher, washer/dryer. Ready to go rental with strong cash flow potentialâ€”donâ€™t miss out!

Built in 2011

Essential Information

MLS® #	A2227364
Price	\$454,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,039
Acres	0.09
Year Built	2011



Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	11566 76 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance, Walk-In Closet(s), Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	5
Zoning	RS

Listing Details

Listing Office	Royal LePage - The Realty Group
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