

# \$439,900 - 11539 75 Avenue, Grande Prairie

MLS® #A2231705

## \$439,900

5 Bedroom, 3.00 Bathroom, 1,208 sqft  
Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

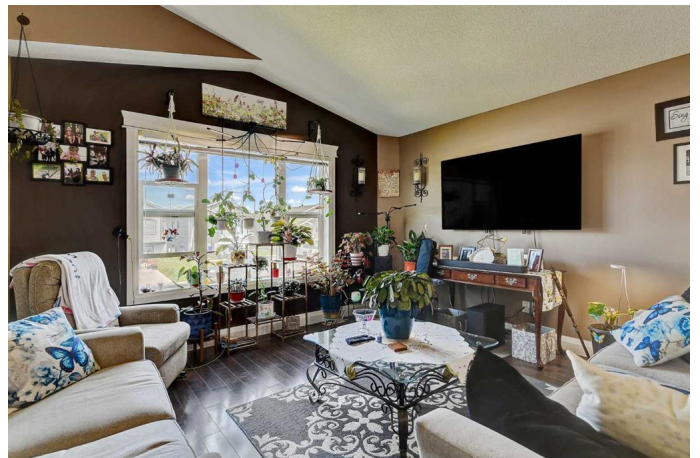
Turnkey Investment Opportunity in Westpointe  
â€“ Legal Up/Down Duplex with A+ Tenants.  
Welcome to 11539 75 Aveâ€“a prime  
income-generating property in one of Grande  
Prairieâ€™s most desirable neighbourhoods.  
This meticulously maintained, fully rented legal  
up/down duplex offers immediate and  
dependable cash flow, with solid tenants  
already in place.

The upper suite is modern, well kept, bright  
and contemporary, offering 3 spacious  
bedrooms and 2 bathrooms, including a  
private ensuite off the primary bedroom. An  
open-concept layout, walk-in closet, and  
stylish grey tones throughout make this a  
highly appealing rental for professionals.  
The lower suite is equally well-designed,  
featuring 2 bedrooms and 1 full bath, a private  
entrance, and an efficient floor plan that  
maximizes space and comfort.

Very modern palette, each unit is in great  
shape. Each unit is separately metered for  
both power and gas. Tenants are very clean,  
friendly, and have really made the unit their  
home, and would like to stay. A+.. Whether  
youâ€™re expanding your portfolio or  
stepping into your first investment, this is a  
hassle-free, cash-flowing asset in a strong  
rental market.

Built in 2012

## Essential Information



MLS® #	A2231705
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,208
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11539 75 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0J4

### **Amenities**

Parking Spaces	6
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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