

# \$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, Sump Pump(s), Walk-In Closet(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	11
Zoning	RS

### Listing Details

Listing Office	Royal LePage - The Realty Group
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