

# \$585,000 - 11420 107 Avenue, Grande Prairie

MLS® #A2238777

## \$585,000

5 Bedroom, 3.00 Bathroom, 1,251 sqft  
Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

This impressive legal up/down duplex with a legal basement suite, built by Grande Built Homes, offers exceptional investment potential in Westgate, just steps from shopping and the new hospital. Fully owner-occupied and immaculately maintained since new, this carpet-free property features two beautifully designed legal suites with quartz countertops, island kitchens, stainless steel appliances, and tile backsplashes. The upper legal suite offers three bedrooms, two full bathrooms, vaulted ceilings in the living areas and master bedroom, a walk-in closet, full ensuite, private garage, entrance, laundry, furnace, and hot water on demand. The bright legal basement suite has nine-foot ceilings, two spacious bedrooms, a full bathroom, and its own private garage, entrance, laundry, furnace, and hot water on demand. The fully fenced backyard has no rear neighbors and includes a 12'x14' deck and 10'x10' shed. Quick possession is available, and this property is covered under the structural New Home Warranty until November 12, 2030. High-speed internet options include Telus fiber and Eastlink, making this a turnkey revenue property in a prime location with QUICK POSSESSION! Please click on the video/multimedia or 3D link to view the 3D virtual tour.

Built in 2019

## Essential Information



MLS® #	A2238777
Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,251
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

### Community Information

Address	11420 107 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6T2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	7
Zoning	RG

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	-------------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.