



**GRASSROOTS**  
REALTY GROUP

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**11539 75 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2231705**



**\$439,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2x fridge, 2x stove, 2x dishwasher, 2x washer, 2x dryer, Window Covers

Turnkey Investment Opportunity in Westpointe &ndash; Legal Up/Down Duplex with A+ Tenants. Welcome to 11539 75 Ave&mdash;a prime income-generating property in one of Grande Prairie&rsquo;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 you&rsquo;re expanding your portfolio or stepping into your first investment, this is a hassle-free, cash-flowing asset in a strong rental market.