



GRASSROOTS
REALTY GROUP

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11416 106 Avenue
Grande Prairie, Alberta

MLS # A2248070



\$583,500

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,250 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Tankless Hot Water, Vinyl Windows		

Inclusions: refrigerator (x2), stove (x2), microwave (x2), dishwasher (x2), washer (x2), Dryer (x2)

Located in the desirable Westgate subdivision, directly across from a playground and a scenic walking trail around a peaceful pond, this 2018-built up/down full duplex offers incredible flexibility for homeowners or investors alike. The upper unit features 3 bedrooms and 2 full 4 piece bathrooms, including a primary ensuite. Enjoy backyard access, a private deck, and a bright, open living space. The lower unit offers 2 bedrooms and a full 4-piece bathroom, making it a comfortable and functional space for tenants or extended family. Both units are thoughtfully finished with modern cabinetry, quartz countertops, vinyl plank flooring, and stainless steel appliances. Each has its own single attached garage, private laundry, hot water on demand, and separate furnaces for ease of management. Whether you plan to live in one and rent the other or add a well-maintained property to your investment portfolio, this duplex is an excellent opportunity in a sought-after location. Close to shopping and other amenities, this home rewards its occupants with modern style and convenience. Reach out to a realtor to book a viewing. Also see the link for a 3D virtual tour!