



GRASSROOTS
REALTY GROUP

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11553 75 Avenue
Grande Prairie, Alberta

MLS # A2307207



\$499,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,503 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/A

Welcome to this legally suited 2-storey home built in 2012—an ideal opportunity for investors or first-time buyers looking to offset their mortgage. The upper suite features a spacious layout with 3 bedrooms and 2.5 bathrooms, perfect for families. Currently tenant-occupied until January 2027, this unit generates \$2,000/month plus utilities, providing immediate and reliable income. The lower suite will have tenants as of May 15/26 until August 31/26 (then month to month) generating \$1650/month and offers 2 bedrooms and 1 full bathroom, complete with its own separate entrance and private laundry. Both suites are thoughtfully designed with separate gas and electricity meters, allowing for easy utility management and added convenience for landlords and tenants alike. Located in Westpointe, this property is close to parks, schools, and amenities—making it attractive for long-term tenants and homeowners. Whether you’re looking to invest or live in one unit while renting the other, this property delivers flexibility, functionality, and strong income potential. Don’t miss this opportunity to step into homeownership with built-in revenue!