



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11520 75 Avenue
Grande Prairie, Alberta

MLS # A2313968



\$499,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,224 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Well-kept duplex located in Westpointe!!! This unit has 3 bedrooms & 2 bathrooms in the upper unit and 3 bedrooms & 1 bathroom in the lower unit. Laundry in each unit. Separate gas and power meters for each unit. Features include Styrofoam ICF foundation, high-efficiency hot water on demand, and a high-efficiency furnace. Great investment!!! Book your showing today!!!