



GRASSROOTS
REALTY GROUP

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11212 75A Avenue
Grande Prairie, Alberta

MLS # A2316971



\$484,999

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Up/Down		
Size:	1,540 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Open Floorplan, Pantry, See Remarks

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

Inclusions: N/A

Exceptional opportunity to own a cash-flowing revenue property in one of Grande Prairie's most sought-after family neighbourhoods. Located in Westpointe at 11212 75A Avenue, this well-maintained up/down duplex offers strong rental income, a proven rental history, and major mechanical systems that have been consistently maintained. The property features 5 bedrooms and 2 full bathrooms across two self-contained suites. The upper suite offers 3 bedrooms and 1 bathroom with a bright open-concept layout, spacious living area, and functional kitchen and dining space. The lower suite features 2 bedrooms and 1 bathroom, creating excellent flexibility for tenants or multi-generational living. Currently generating \$3,900 per month in rental income (\$2,100 upper suite / \$1,800 lower suite), this property provides attractive cash flow potential. With 25% down, buyers can benefit from an estimated additional cash flow of \$900 per month. Ownership pride is evident throughout. The lower furnace was replaced approximately three years ago, both on-demand hot water systems have been professionally serviced annually, and the roof is in good condition, offering added confidence for investors. One of the property's standout features is the professionally built 8' x 8' insulated outbuilding, finished to match the home's exterior. Designed with versatility in mind, it includes soundproof insulation, ventilation for welding or heat extraction, hardwired ethernet with six connection points, dual 100-amp panels supplying 50 amps each, and a secure steel entry door with dual locks. Whether used as a workshop, hobby room, gaming space, home business setup, gardening room, or creative studio, this space adds unique value rarely found in comparable properties. Utilities are currently included in rent, with electricity and gas averaging approximately \$250 per month. The existing TELUS

internet plan may also be transferable to the new owner, providing access to a highly competitive rate. Whether you're looking to expand your investment portfolio, offset your mortgage by living in one suite, or secure a turnkey income property in a strong location, this is an opportunity worth exploring. Long-term rental history and financial information are available to qualified buyers upon request.