



GRASSROOTS
REALTY GROUP

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11206 75A Street
Grande Prairie, Alberta

MLS # A2329076



\$479,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Front/Back		
Size:	1,560 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Vinyl Siding	Zoning:	RS Small lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water		

Inclusions:	Blinds
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Investor Alert!! 4 Level Duplex, 2 Legal Suites. Very nice layout, 3 bedroom in upper Suite and 2 Bedrooms in Lower Suite.