



GRASSROOTS
REALTY GROUP

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11551 75 Avenue
Grande Prairie, Alberta

MLS # A2330992



\$479,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,053 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating: Central, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: n/a

Great opportunity for homeowners and investors alike! This legal up/down suite offers flexibility and strong rental potential. The upper unit is currently rented, providing immediate rental income, while the lower legal suite is vacant and ready for immediate possession. Whether you're looking to offset your mortgage, expand your investment portfolio, or live in one unit while renting the other, this property offers endless possibilities. With separate living spaces and a convenient location close to schools, parks, shopping, and amenities, this is an opportunity you don't want to miss. Call your favorite Realtor today!