



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11515 75 Avenue
Grande Prairie, Alberta

MLS # A2331620



\$519,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	None	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x 2, Stove x 2, Dishwasher x 2, Washer/Dryer x 2

An excellent investment opportunity or ideal multi-generational home! This well-maintained up/down duplex offers a permitted mother-in-law suite, each with its own heated garage stall, private entrance, separate laundry, and independent living space. The upper level features a bright, open-concept layout with vaulted ceilings, large windows that flood the home with natural light, and a stylish kitchen complete with stainless steel appliances, a pantry, chic white cabinetry, and contrasting dark countertops. The upper suite offers three bedrooms and two full bathrooms, including a spacious primary bedroom with its own ensuite. The current upstairs tenant pays \$2,495/month. The lower suite offers a similar modern design with two bedrooms, a full bathroom, and an inviting living room highlighted by a cozy gas fireplace. Espresso bathroom vanities paired with light granite countertops add a contemporary touch. The current downstairs tenant pays \$1,995/month. Both suites feature laminate flooring throughout with tile in the bathrooms—there is no carpet anywhere in the home. The upper suite also enjoys a west-facing deck with stairs leading to the sidewalk and garage. Situated on a large pie-shaped lot, the property offers wide back alley access to the detached split heated garage, additional gravel parking, and an easement along the east side of the property. A playground is just steps away, making this an attractive location for families and tenants alike. This turnkey revenue property combines modern finishes, functional design, and strong rental income in one exceptional package. Book your showing today!