11245 76 Avenue
Grande Prairie, Alberta

MLS # A2245821

$454,900

Division:	Westpointe
Type:	Residential/Duplex
Style:	Attached-Up/Down, Bi-Level
Size:	1,308 sq.ft.
Age:	2012 (13 yrs old)
Beds:	6
Baths:	3
Garage:	Parking Pad
Lot Size:	0.09 Acre
Lot Feat:	Back Lane

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Microwave Range x2, Washer/Dryer x2

Exceptional Revenue Property Generating Over $3,500/Month! This beautifully maintained legal up/down duplex is a turnkey investment opportunity. Both suites show extremely well and offer excellent layouts with quality finishes throughout. The upper suite features an open floor plan filled with natural light, a spacious kitchen with four stainless appliances, corner pantry, and ample storage. The big master bedroom includes a walk-in closet and full ensuite. Two additional good-sized bedrooms (all with ceiling fans), another full bathroom, and in-suite laundry complete the space. The basement suite is equally impressive with a nice kitchen, four stainless appliances, corner pantry, and great storage. The master bedroom features a walk-in closet, accompanied by two more bedrooms, a full bathroom, and laundry. Additional highlights include separate gas and power meters (tenants pay utilities), a large rear parking pad off the alley, and a storage shed. This is a smart, income-producing property in excellent condition – don’t miss out!