

\$454,900 - 11566 76 Avenue, Grande Prairie

MLS® #A2227364

\$454,900

5 Bedroom, 3.00 Bathroom, 1,039 sqft

Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

LEGAL UP/DOWN DUPLEX â€” TONS OF UPDATES. Exceptionally well maintained in the heart of Westpointe. Perfect for the investor that wants a turnkey property or for economical buyer who wants to live in one unit and rent the other. Both units are fully self-contained, featuring separate entrances, in-suite laundry, and individual gas and power meters. Upstairs has 3 beds, 2 baths, new carpets throughout living room and hallways, recently painted walls and cabinets. Upstairs is currently rented out until July, renter would love to stay. The 2 bedroom 1 bathroom basement suite is move in ready and has seen a full refresh including painted walls and ceiling, new carpet throughout, updated countertops, new hot water tank, dishwasher, washer/dryer. Ready to go rental with strong cash flow potentialâ€”donâ€™t miss out!

Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2227364 |
| Price | \$454,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,039 |
| Acres | 0.09 |
| Year Built | 2011 |



| | |
|----------|-------------------|
| Type | Residential |
| Sub-Type | Duplex |
| Style | Up/Down, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11566 76 Avenue |
| Subdivision | Westpointe. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W 0B6 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s), Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Front Yard, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 16 |
| Zoning | RS |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.