# \$449,000 - # A/b, 11502 73 Avenue, Grande Prairie

MLS® #A2239116

## \$449,000

4 Bedroom, 3.00 Bathroom, 1,455 sqft Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

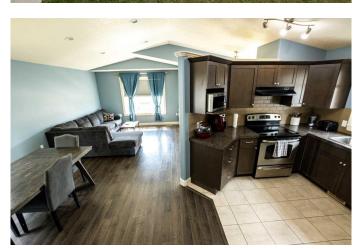
Fantastic Investment Opportunity in Westgate â€" Legal Up/Down Suite!

Whether you're searching for a smart investment or a mortgage helper, this legally suited up/down duplex in Westgate offers exceptional value and versatility. Featuring separate front and rear entrances, each unit offers private in-suite laundry, independent heat control, and efficient tankless hot water systems. The upper unit includes two spacious bedrooms, a main bathroom, and a private en-suite in the primary bedroom. The open-concept living and kitchen area is both bright and comfortable, ideal for everyday living. The lower suite also offers two bedrooms and a full bathroom, along with a well-designed open kitchen and living area enhanced by large windows that fill the space with natural light. Outside, the fully fenced yard offers privacy and space for outdoor enjoyment, equipped with a rear gravel parking pad with rear alley access.

This property is conveniently located near excellent schools including Isabel?Campbell Public School, École Nouvelle Frontière, and Grande Prairie Christian School. For outdoor recreation, enjoy the nearby Muskoseepi Park and South Bear Creek Park. Indoor activities and fitness are just minutes away at the Eastlink Centre and Design Works Centre. Whether you're looking to invest or live







with rental income, this property checks all the boxes. Don't miss outâ€"contact your REALTOR® today!

#### Built in 2012

## **Essential Information**

MLS® # A2239116 Price \$449,000

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 1,455

Acres 0.09 Year Built 2012

Type Residential Sub-Type Detached

Style 4 Level Split, Up/Down

Status Active

## **Community Information**

Address # A/b, 11502 73 Avenue

Subdivision Westpointe.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8W 0K2

#### **Amenities**

Parking Spaces 4

Parking Alley Access, Gravel Driveway, Off Street, Parking Pad, On Street

## Interior

Interior Features Open Floorplan, Pantry, See Remarks, Separate Entrance, Sump

Pump(s), Tankless Hot Water, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air, None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

## **Exterior**

Exterior Features Other

Lot Description Back Yard, City Lot, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed July 31st, 2025

Days on Market 1

Zoning RS

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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