# \$479,999 - 11269 75 Avenue, Grande Prairie

MLS® #A2263440

### \$479,999

4 Bedroom, 4.00 Bathroom, 1,035 sqft Residential on 0.10 Acres

Westpointe., Grande Prairie, Alberta

Visit REALTOR® website for additional information.Up / Down Duplex 4 Bed, 4 Full Bath, 2 Kitchens, 2 Laundry, 2 Dishwashers.

INCLUDED: All furniture, TVs & furnishings. (Exactly as shown in photos)

Never had pets. Never smoked in.

Quality sound proofing.

Two Separate entries & heating cooling systems.

Designed with optional walk thru between units.

Luxury vinyl plank and ceramic flooring throughout, no carpet.

Basement has 9 ft ceilings & oversized windows.

Dual Sump pump and alarms.

Low maintenance landscaping.

The backyard has a nice, secluded area with patio table and chairs.

Main floor has large deck.

Extremely good condition and looks as good as photos.

4 stall parking at rear or RV.



## **Essential Information**

MLS® # A2263440 Price \$479,999

Bedrooms 4

Bathrooms 4.00





Full Baths 4

Square Footage 1,035 Acres 0.10

Year Built 2008

Type Residential

Sub-Type Duplex

Style Bi-Level, Up/Down

Status Active

## **Community Information**

Address 11269 75 Avenue

Subdivision Westpointe.

City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8W 0C4

#### **Amenities**

Parking Spaces 3

Parking Off Street, Parking Pad

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Low Flow Plumbing

Fixtures, Solar Tube(s), WaterSense Fixture(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, ENERGY

STAR Qualified Washer, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, ENERGY STAR Qualified

Refrigerator, European Washer/Dryer Combination

Heating Forced Air Cooling Central Air

Fireplaces None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Barbecue, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Level,

Low Maintenance Landscape, Many Trees, No Neighbours Behind,

**Street Lighting** 

Roof Asphalt, Shingle

Construction Concrete, Mixed, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

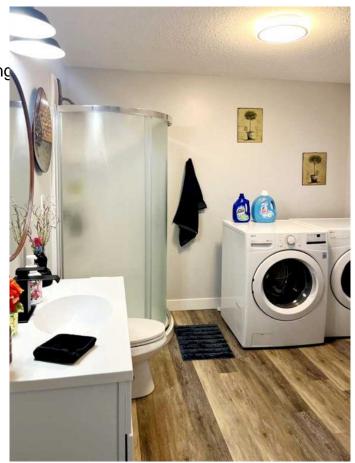
Date Listed October 10th, 2025

Days on Market 26

Zoning RES

## **Listing Details**

Listing Office PG Direct Realty Ltd.



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.