# \$585,000 - 11420 107 Avenue, Grande Prairie

MLS® #A2238777

## \$585,000

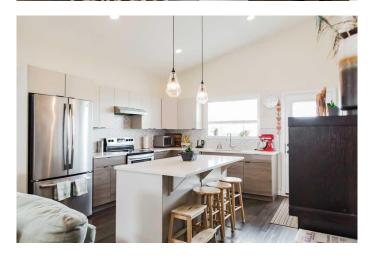
5 Bedroom, 3.00 Bathroom, 1,251 sqft Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

This impressive legal up/down duplex with a legal basement suite, built by Grande Built Homes, offers exceptional investment potential in Westgate, just steps from shopping and the new hospital. Fully owner-occupied and immaculately maintained since new, this carpet-free property features two beautifully designed legal suites with quartz countertops, island kitchens, stainless steel appliances, and tile backsplashes. The upper legal suite offers three bedrooms, two full bathrooms, vaulted ceilings in the living areas and master bedroom, a walk-in closet, full ensuite, private garage, entrance, laundry, furnace, and hot water on demand. The bright legal basement suite has nine-foot ceilings, two spacious bedrooms, a full bathroom, and its own private garage, entrance, laundry, furnace, and hot water on demand. The fully fenced backyard has no rear neighbors and includes a 12'x14' deck and 10'x10' shed. Quick possession is available, and this property is covered under the structural New Home Warranty until November 12, 2030. High-speed internet options include Telus fiber and Eastlink, making this a turnkey revenue property in a prime location with QUICK POSSESSION! Please click on the video/multimedia or 3D link to view the 3D virtual tour.







Built in 2019

#### **Essential Information**

MLS® # A2238777
Price \$585,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,251

Acres 0.11

Year Built 2019

Type Residential Sub-Type Detached

Style Bi-Level, Up/Down

Status Active

# **Community Information**

Address 11420 107 Avenue

Subdivision Westgate.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V6T2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Parking Pad

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No

Smoking Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Suite, Walk-Up To Grade

## **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Rectangular Lot Roof Asphalt Shingle Construction Concrete, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 1

Zoning RG

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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.