

\$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.

Built in 2008

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	42
Zoning	RES

Listing Details

Listing Office	PG Direct Realty Ltd.
----------------	-----------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.