# \$439,900 - 11539 75 Avenue, Grande Prairie

MLS® #A2231705

#### \$439,900

5 Bedroom, 3.00 Bathroom, 1,208 sqft Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

Turnkey Investment Opportunity in Westpointe – Legal Up/Down Duplex with A+ Tenants. Welcome to 11539 75 Ave—a prime income-generating property in one of Grande Prairie's most desirable neighbourhoods. This meticulously maintained, fully rented legal up/down duplex offers immediate and dependable cash flow, with solid tenants already in place.

The upper suite is modern, well kept, bright and contemporary, offering 3 spacious bedrooms and 2 bathrooms, including a private ensuite off the primary bedroom. An open-concept layout, walk-in closet, and stylish grey tones throughout make this a highly appealing rental for professionals. The lower suite is equally well-designed, featuring 2 bedrooms and 1 full bath, a private entrance, and an efficient floor plan that maximizes space and comfort.

Very modern palette, each unit is in great shape. Each unit is separately metered for both power and gas. Tenants are very clean, friendly, and have really made the unit their home, and would like to stay. A+.. Whether youâ€<sup>™</sup>re expanding your portfolio or stepping into your first investment, this is a hassle-free, cash-flowing asset in a strong rental market.







Built in 2012

#### **Essential Information**

MLS® #	A2231705
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,208
Acres	0.08
Year Built	2012
Туре	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## **Community Information**

Address	11539 75 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0J4

### Amenities

Parking Spaces	6
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

one
ack Lane
sphalt Shingle
inyl Siding
oured Concrete

#### **Additional Information**

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

### **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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