

\$600,000 - 11406 106 Avenue, Grande Prairie

MLS® #A2237117

\$600,000

5 Bedroom, 3.00 Bathroom, 1,228 sqft
Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

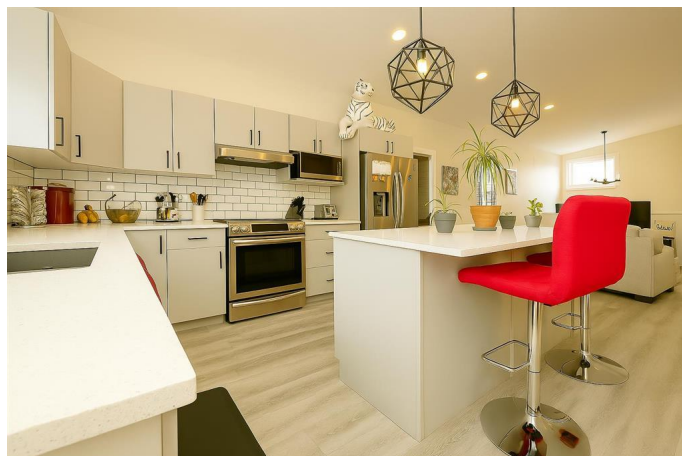
This beautifully finished full duplex sits on an extra-deep lot in desirable Westgate and is currently leased until April 30, 2026. The main floor suite rents for \$2,450/month with gas, water, and power included, and the lower suite rents for \$1,900/month, also including G/W/P. The upstairs unit offers 1,228 sq ft of living space with 3 bedrooms and 2 full bathrooms. The separate basement suite includes 860 sq ft, 9-foot ceilings, 2 bedrooms, and 1 full bath â€” a perfect setup for multi-family living or rental income.

This duplex showcases quality craftsmanship and modern finishes including quartz countertops throughout, vinyl plank and tile flooring, tile backsplash, raised ceilings, and custom built-in wood shelving in closets. Designed with energy efficiency in mind, features include two high-efficiency furnaces, two Navien hot water-on-demand systems, LED lighting, and Low-E argon windows. Whether you're looking to invest or live on one level while renting the other, this property is a rare find in one of Grande Prairieâ€™s most popular neighborhoods. Don't miss out!

Built in 2019

Essential Information

MLS® #	A2237117
Price	\$600,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	11406 106 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

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

Exterior

Exterior Features	Other
Lot Description	Irregular Lot, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	9
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
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