

\$465,000 - 11354 105 Avenue, Grande Prairie

MLS® #A2238868

\$465,000

4 Bedroom, 4.00 Bathroom, 1,618 sqft

Residential on 0.07 Acres

Westgate., Grande Prairie, Alberta

This Unique Executive Style Up/Down Duplex is located in the popular family friendly Westgate Subdivision. Both units have been freshly painted throughout, professionally cleaned including the carpets. Lower unit has a new exterior door as well as new laminate flooring in the great room. This property is move in ready offering a quick possession. Excellent opportunity for Investors or Buyer's who want to live in one unit and have a tenant supplement your Mortgage. Upper unit features a finished single car garage. The main floor open plan features the kitchen, dining, great room, large closet and laundry room. Upstairs has a generous sized bathroom, large bedroom, great sized primary bedroom featuring a spacious sized 4 piece ensuite and walk in closet. The Lower unit features a fenced in back yard with an awesome deck to relax and enjoy the sunshine. Off the deck you walk in to the main floor open living plan featuring the great room, kitchen, dining area, laundry room, walk in closet and large full 4 piece bathroom. Downstairs you have a massive 4 piece bathroom, 2 spacious bedrooms, the primary featuring a walk in closet. Each unit offers a gas fireplace, a laundry room, Hot water on demand, Gas Stove and Granite sinks. Laminate flooring in entrance and great room, tile flooring flows from dining room to kitchen, carpet in hallways and bedrooms and tons of natural light. All these features together, in addition to the excellent location surrounded



by parks & walking trails, close to the Hospital, Costco, Shopping, Restaurants, Airport ... is what elevates this property to stand out. Very well taken care of makes this property very much worth viewing.

Built in 2013

Essential Information

MLS® #	A2238868
Price	\$465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,618
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Up/Down
Status	Active

Community Information

Address	11354 105 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V3Z3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, See Remarks
Appliances	See Remarks
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	July 11th, 2025
Days on Market	19
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.