

# \$479,999 - 11269 75 Avenue, Grande Prairie

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MLS® #A2263440

**\$479,999**

4 Bedroom, 3.00 Bathroom, 1,035 sqft  
Residential on 0.10 Acres

NONE, Grande Prairie, Alberta

Visit REALTOR® website for additional information. Up / Down Duplex -Incredible Money Maker as short term rental or live in one unit and rent the other.

4 Bed, 4 Bath, 2 Kitchens, 2 Laundry, 2 Dishwashers,  
All furniture, TVs & furnishings included  
(Exactly as per photos)  
Never had pets. Never smoked in.  
Quality sound proofing.  
Solar tube main bath.

Built in 2008



## Essential Information

MLS® #	A2263440
Price	\$479,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
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	NONE

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, Solar Tube(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Low Flow Plumbing Fixtures, WaterSense Fixture(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, European Washer/Dryer Combination
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### **Exterior**

Exterior Features	Private Yard, Barbecue, 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, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 10th, 2025
Days on Market	1
Zoning	RES

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
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