

# \$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 -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      | 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, 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, Silent Floor Joists, Vinyl Siding, Wood Frame                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 2                  |
| Zoning         | RES                |

### **Listing Details**

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

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