

\$459,900 - 11546 76 Avenue, Grande Prairie

MLS® #A2263887

\$459,900

5 Bedroom, 2.00 Bathroom, 1,448 sqft

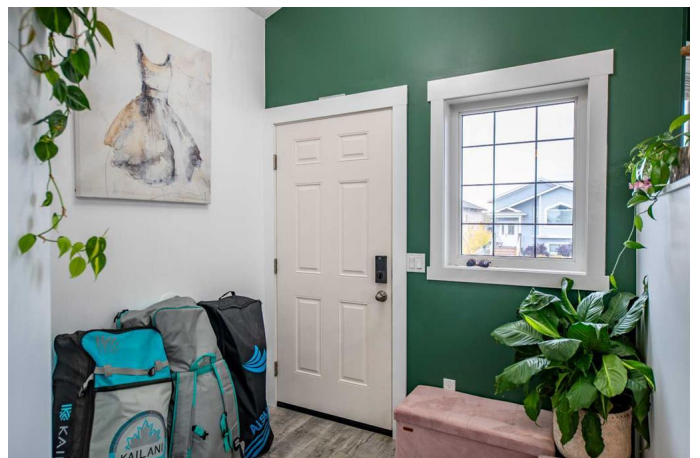
Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

Turnkey Up/Down Duplex in Desirable West Side Location – Strong Cash Flow Opportunity. Investor-ready property located at 11546 76 Avenue, offering excellent returns and low-maintenance living in a prime west side neighborhood close to parks and amenities. This fully rented up/down duplex features separate HWT on demand, HE furnaces, and front-loading laundry for each suite, ensuring independent and efficient living for tenants. Rear parking and ample street parking add to the convenience. The upper 3-bedroom, 1-bath suite is leased at \$1,850/month plus utilities on a 2-year lease. It boasts new paint, vinyl plank flooring, updated carpet, new tile backsplash, upgraded stainless steel appliances, a new front door, and updated window coverings. The lower 2-bedroom, 1-bath suite is rented at \$1,550/month plus utilities on an extended 6 month lease but they have been a long-term tenant. Features include a tiled shower, laminate flooring, new countertops, gas stove with stainless steel appliances, a private rear deck, fenced yard area, and low-maintenance landscaping. With a total income of \$3,400+/month plus utilities, this is a smart investment opportunity for anyone seeking reliable cash flow and long-term potential.

Built in 2013

Essential Information



MLS® #	A2263887
Price	\$459,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,448
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Up/Down
Status	Active

Community Information

Address	11546 76 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B6

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	4
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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