

**11420 106 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2187216**



**\$529,999**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Welcome to this stunning TRENDY 1260SQFT full duplex, boasting legal up/down units and trendy curb appeal on a desirable south facing lot to a pond/park. With shops, amenities, and the new hospital just moments away, this property offers convenience and luxury in one package. Each unit features its own separate back yard space, fully landscaped and complete with separate decks, providing residents with private outdoor retreats to enjoy the beautiful spring weather. Imagine sipping your morning coffee on your own deck, surrounded by lush greenery and chirping birds, all within the comfort of your own home. Step inside to discover higher-end finishing's throughout, meticulously crafted to suit the modern buyer's taste. From the sleek vinyl plank flooring in the spacious entrance to the gleaming grey modern cabinets and stone countertops in the kitchens, no detail has been overlooked in creating a luxurious living space. With slate steel appliances adorning every unit, meal preparation becomes a breeze, while the vinyl flooring in the main living areas and cushy carpet in the bedrooms offer both style and comfort. Upper unit boasts three bedrooms and two full bathrooms, providing ample space for families or professionals seeking room to grow. Downstairs features two-bedrooms a full bathroom and maximize storage with built-in shelving in every way possible, ensuring residents have plenty of space to store their belongings without compromising on style. No detail has been spared in optimizing the living experience for residents, with no carpet in the basement at all, making cleaning and maintenance a breeze. Plus, with each unit equipped with its own garage, parking is never an issue for tenants. Current Grande Prairie market rents suggest that this property could be generating rental income of over \$4000 a month (basement currently rented for \$1900 a

month incl utilities, this investment property offers a lucrative opportunity for those looking to jumpstart their portfolio or expand their existing holdings or just supplement that mortgage and live for FREE! Don't miss out on this chance to secure your financial future - schedule a viewing TODAY and see the potential for yourself!