

11322 105 Avenue  
Grande Prairie, Alberta

MLS # A2150811



**\$438,800**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Up/Down		
<b>Size:</b>	1,703 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Attach		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Unique executive style, split level duplex with fully compliant basement suite. Upper unit is a total of 1,105 sq.ft. and features a finished single car garage. The lower unit boasts 598 sq.ft above ground main floor and 1,105 sqft. total finished living space. Each unit has their own hot water on demand system, high efficiency furnace and 2 driveway parking spaces. The main floor of the upper unit includes living room with gas fire place and laminate flooring. Porcelain tile leads through the dining room to the kitchen with gas range and granite sink, and into the main floor laundry. On the upper level you'll find a large master bedroom with walk-in closet and 4-piece ensuite. There is also a large second bedroom with walk-in closet and a second 4-piece bathroom with huge vanity. The main floor of the lower unit has a wall of large windows inviting warmth and natural light. The living room includes a gas fireplace, laminate flooring and looks out into the back yard. Porcelain tile leads through the dining room to the kitchen with gas range and granite sink, large closet (or walk in-pantry), laundry room and 4-piece bathroom. Lower floor includes an oversized 4-piece bathroom with large vanity and linen closet, 2 bedrooms with walk in closets and a large storage space. Located in the up-and-coming neighbourhood of Westgate, close to shopping, schools, playgrounds, walking trails and near the new hospital. Both units are occupied by tenants, with the upstairs leased for \$1800 and the downstairs \$1600, earning a combined revenue of \$3400. It's an investors dream or the perfect starter home with income from the other suite.