

**11546 76 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2263887**



**\$459,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Attached-Up/Down		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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)

**Inclusions:** 2 fridges, 2 stoves (1 gas), 2 dishwashers, 2 washers, 2 dryers, 2 OTR microwave, window coverings (blinds).

Turnkey Up/Down Duplex in Desirable West Side Location &ndash; 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.