

# **\$583,500 - 11416 106 Avenue, Grande Prairie**

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MLS® #A2248070

**\$583,500**

5 Bedroom, 3.00 Bathroom, 1,250 sqft  
Residential on 0.10 Acres

Westgate., Grande Prairie, Alberta

Located in the desirable Westgate subdivision, directly across from a playground and a scenic walking trail around a peaceful pond, this 2018-built up/down full duplex offers incredible flexibility for homeowners or investors alike.

The upper unit features 3 bedrooms and 2 full 4 piece bathrooms, including a primary ensuite. Enjoy backyard access, a private deck, and a bright, open living space.

The lower unit offers 2 bedrooms and a full 4-piece bathroom, making it a comfortable and functional space for tenants or extended family.

Both units are thoughtfully finished with modern cabinetry, quartz countertops, vinyl plank flooring, and stainless steel appliances. Each has its own single attached garage, private laundry, hot water on demand, and separate furnaces for ease of management.

Whether you plan to live in one and rent the other or add a well-maintained property to your investment portfolio, this duplex is an excellent opportunity in a sought-after location. Close to shopping and other amenities, this home rewards its occupants with modern style and convenience. Reach out to a realtor to book a viewing. Also see the link for a 3D virtual tour!

Built in 2018



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248070          |
| Price          | \$583,500         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,250             |
| Acres          | 0.10              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Style          | Bi-Level, Up/Down |
| Status         | Active            |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11416 106 Avenue |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 6M2          |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks, Tankless Hot Water, Vinyl Windows    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Walk-Up To Grade                                   |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                      |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | RG                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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