$489,900 - 11321 107 Avenue, Grande Prairie

MLS® #A2214793

$489,900
5 Bedroom, 3.00 Bathroom, 1,155 sqft
Residential on 0.01 Acres

Westgate., Grande Prairie, Alberta

Excellent Investment Opportunity â€“ LEGAL Up/Down Suite in Westgate! Live in comfort and style while earning rental income with this beautiful bi-level home, featuring two fully legal, self-contained living spaces. The upper suite includes upgraded cabinetry, stainless steel appliances, a cozy fireplace, a spacious deck, and an attached garage. It offers 3 generous bedrooms, 2 full bathrooms, in-suite laundry, and an open-concept layout thatâ€™s both functional and inviting. The legal basement suite features a modern kitchen, separate entrance, its own laundry, 2 large bedrooms, and a full bathroom. Laminate flooring and large windows fill the space with natural light, making it feel open and welcoming. With separate utilities for each unit, this property ensures privacy and convenience. A fantastic opportunity for homeowners or savvy investors! Book your showing today!

Built in 2014

Essential Information

MLS® #	A2214793
Price	$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,155
Acres	0.01

Year Built	2014
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	11321 107 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6A7

Amenities

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Tankless Hot Water
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025

Days on Market	6
Zoning	RS

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals

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