

# \$299,900 - 11426 106 Avenue, Grande Prairie

MLS® #A2203971

**\$299,900**

2 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.07 Acres

Westgate., Grande Prairie, Alberta

This excellent condition half duplex is located in Westgate across from a playground & pond.

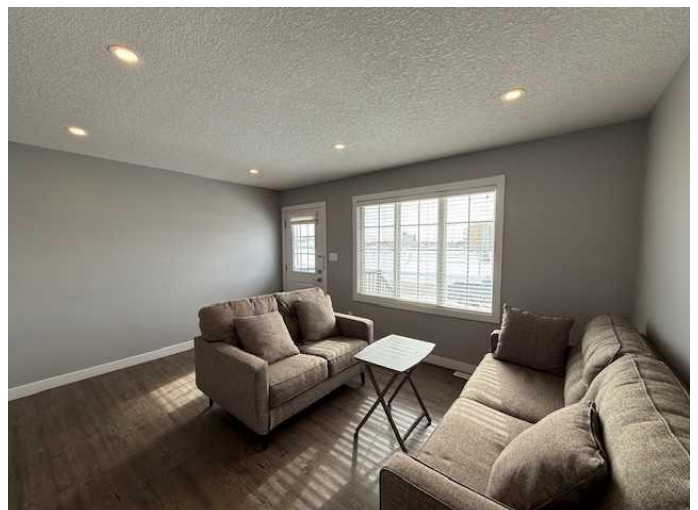
The main floor consists of the living room , kitchen, dining & half bath. Access to the fenced yard and garage is off the dining area. Upstairs you will find two good sized bedrooms and a full bathroom. The laundry is located in the basement. The basement is ready for development with the bathroom plumbing roughed in. This property would be excellent addition for an Investor who wants to maintain the current Tenant or for a first time buyer.

Note: home builder sq ft is 960 sq ft but based on RMS for a duplex it has to be recorded at 865 sq ft

Built in 2018

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2203971               |
| Price          | \$299,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 865                    |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11426 106 Avenue |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 6M5          |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 2                                                                         |
| Parking        | Alley Access, Driveway, Garage Door Opener, Single Garage Attached, Paved |
| # of Garages   | 1                                                                         |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Forced Air, Natural Gas               |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 8                |
| Zoning         | RC               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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