

\$469,900 - 11334 105 Avenue, Grande Prairie

MLS® #A2251985

\$469,900

4 Bedroom, 4.00 Bathroom, 1,618 sqft
Residential on 0.07 Acres

Westgate., Grande Prairie, Alberta

Excellent investment opportunity with this fully developed 4-level split half-duplex featuring a legal up/down suite configuration and an attached garage. This property is ideal for investors or multi-generational living, offering two self-contained units with separate entrances, full kitchens, private living spaces, and laundry. The upper unit welcomes you through a private front entry as well as direct access to a single attached garage. The bright living room features a cozy gas fireplace, and the layout is complemented by a functional kitchen and dining area, perfect for long-term tenants or owner occupancy including a primary bedroom with ensuite, a secondary bedroom and full bathroom. The lower legal suite offers two bedrooms and two full bathroom. A second gas fireplace adds warmth to the comfortable living room, and the suite benefits from walk-out access to the rear deck and yard, great for tenants who enjoy outdoor space. With its own laundry and private entrance, this unit is well-suited for rental or extended family living. Currently tenant-occupied, this property is generating income from day one, making it a turnkey addition to any real estate portfolio. As an added bonus, the other half of this duplex is also available for sale, presenting a rare opportunity to own both sides. With four rental units under one roof, this is your chance to maximize cash flow, simplify property management, and secure a high-performing asset in a desirable location. Contact your



agent for lease details, financials, and to
schedule a private viewing!

Built in 2013

Essential Information

MLS® #	A2251985
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,618
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	11334 105 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3Z3

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	3
Zoning	RS

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.