

\$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 15
Zoning RC

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.