

# \$489,900 - 11337 107 Avenue, Grande Prairie

MLS® #A2214791

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,155 sqft

Residential on 0.10 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. Step outside to enjoy a fully fenced backyard â€” perfect for kids, pets, or entertaining guests. 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® #     | A2214791  |
| Price      | \$489,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,155             |
| Acres          | 0.10              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Style          | Up/Down, Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11337 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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