

# \$469,900 - 11338 105 Avenue, Grande Prairie

MLS® #A2251687

**\$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® #	A2251687
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	11338 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
Zoning	RS

### Listing Details

Listing Office	RE/MAX Grande Prairie
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