

# \$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 13  
Zoning RC

### Listing Details

Listing Office RE/MAX Grande Prairie

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