



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



Main Photo

### Property Description

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!

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX Grande Prairie*



P: