

\$583,500 - 11416 106 Avenue, Grande Prairie

MLS® #A2248070

\$583,500

5 Bedroom, 3.00 Bathroom, 1,250 sqft
Residential on 0.10 Acres

Westgate., Grande Prairie, Alberta

Located in the desirable Westgate subdivision, directly across from a playground and a scenic walking trail around a peaceful pond, this 2018-built up/down full duplex offers incredible flexibility for homeowners or investors alike.

The upper unit features 3 bedrooms and 2 full 4 piece bathrooms, including a primary ensuite. Enjoy backyard access, a private deck, and a bright, open living space.

The lower unit offers 2 bedrooms and a full 4-piece bathroom, making it a comfortable and functional space for tenants or extended family.

Both units are thoughtfully finished with modern cabinetry, quartz countertops, vinyl plank flooring, and stainless steel appliances. Each has its own single attached garage, private laundry, hot water on demand, and separate furnaces for ease of management.

Whether you plan to live in one and rent the other or add a well-maintained property to your investment portfolio, this duplex is an excellent opportunity in a sought-after location. Close to shopping and other amenities, this home rewards its occupants with modern style and convenience. Reach out to a realtor to book a viewing. Also see the link for a 3D virtual tour!

Built in 2018



Essential Information

MLS® #	A2248070
Price	\$583,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,250
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	11416 106 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6M2

Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage Attached
# of Garages	2

Interior

Interior Features	Quartz Counters, See Remarks, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	52
Zoning	RG

Listing Details

Listing Office	eXp Realty
----------------	------------

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.