



11515 75 Avenue Grande Prairie Alberta

\$400,000

Fabulous, up/down duplex with split, heated, garage parking for each unit! Excellent set-up as a permitted, "mother-in-law" suite. Highly desirable, open concept layout with stainless steel appliances, pantrys, very chic white cabinets with dark countertops in the kitchens. 3 bedrooms up & 2 full bathrooms including primary ensuite. Vaulted ceiling on main level for very spacious feeling & lots of windows let in plenty of natural light. 2 bedrooms down & full bathroom. Similar styling as upstairs but with cozy, gas fireplace in living room to add additional heat. Espresso bathroom vanities with lighter coloured, granite countertops. Own laundry in both spaces. NO carpet in home which is a favourite for allergy sufferers and makes for easier clean up of spills & dirt. Lovely, tile in bathrooms and dark laminate flooring throughout. Separate entrances for units with upstairs also having westside deck with stairs leading down to sidewalk & into their garage. Down has sidewalk as well going into their garage side. Home is energy efficient with ICF basement, triple pane windows & high efficiency, 2 stage furnace. The large pie-shaped lot has wide, paved, back alley access to the detached garage and additional parking on gravelled pad. Easement on east side of property. Playground for little people super closeby. Upper unit rent is \$1,695 and lower is \$1,395. Both are on a month-to-month basis. Heat, water & power included in rent. Call today to view or for more information! (id:6769)

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 8.67 Ft x 10.00 Ft

4pc Bathroom 5.00 Ft x 8.33 Ft

Bedroom 13.00 Ft x 12.42 Ft

Bedroom 8.67 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom 5.00 Ft x 9.00 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft



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