

# \$600,000 - 11406 106 Avenue, Grande Prairie

MLS® #A2237117

## \$600,000

5 Bedroom, 3.00 Bathroom, 1,228 sqft  
Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

This beautifully finished full duplex sits on an extra-deep lot in desirable Westgate and is currently leased until April 30, 2026. The main floor suite rents for \$2,450/month with gas, water, and power included, and the lower suite rents for \$1,900/month, also including G/W/P. The upstairs unit offers 1,228 sq ft of living space with 3 bedrooms and 2 full bathrooms. The separate basement suite includes 860 sq ft, 9-foot ceilings, 2 bedrooms, and 1 full bath â€” a perfect setup for multi-family living or rental income.

This duplex showcases quality craftsmanship and modern finishes including quartz countertops throughout, vinyl plank and tile flooring, tile backsplash, raised ceilings, and custom built-in wood shelving in closets. Designed with energy efficiency in mind, features include two high-efficiency furnaces, two Navien hot water-on-demand systems, LED lighting, and Low-E argon windows. Whether you're looking to invest or live on one level while renting the other, this property is a rare find in one of Grande Prairieâ€™s most popular neighborhoods. Don't miss out!

Built in 2019

## Essential Information

MLS® #	A2237117
Price	\$600,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	11406 106 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6M2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Irregular Lot, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	3
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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