# \$434,900 - 10613 114c Street, Grande Prairie

MLS® #A2213522

## \$434,900

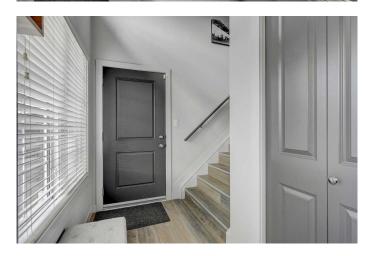
4 Bedroom, 4.00 Bathroom, 1,668 sqft Residential on 0.07 Acres

Westgate., Grande Prairie, Alberta

Discover the potential of this unique non-conforming up-down rental duplex, offering easy mortgage helper potential and modern living spaces. Situated in a desirable west end location, this fully developed 4-level split boasts 4 bedrooms, 4 bathrooms, a garage, and rear lane access with extra parking. This modern duplex presents an ideal opportunity for a non-conforming suite on the 3rd level, with a unique floor plan featuring 2 beds and 2 baths in each unit. With the current city vacancy situation, there's no shortage of renters eager to secure a place in this sought-after location. Step inside to an inviting main floor with an open plan layout, flooded with natural light from the foyer. The spacious u-shaped kitchen is a chef's delight, offering ample modern cabinetry, stainless steel appliances, and a stylish subway tile backsplash with under-cabinet lighting. Upstairs, the master suite awaits, complete with a full modern ensuite bath for ultimate comfort and convenience. The finished basement boasts two generous bedrooms and a second set of washer and dryer hookups in the basement bathroom, making it incredibly easy to set up for renting. The front-facing driveway and garage, along with spacious parking pads out the back with rear lane access, provide ample parking options for tenants or residents. Whether you choose to rent out both levels for maximum income potential or live in one level and rent out the other as a perfect mortgage helper, this







property offers endless possibilities. Don't miss out on this fantastic investment opportunity in a super convenient and in-demand location in Westgate. Book your tour TODAY and seize the chance to secure your financial future!

#### Built in 2016

## **Essential Information**

MLS® # A2213522 Price \$434,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,668 Acres 0.07 Year Built 2016

Type Residential

Sub-Type Semi Detached

Style 4 Level Split, Side by Side

Status Active

# **Community Information**

Address 10613 114c Street

Subdivision Westgate.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V6M5

#### **Amenities**

Parking Spaces 6

Parking Parking Pad, RV Access/Parking, Single Garage Attached

# of Garages 564

#### Interior

Interior Features See Remarks
Appliances See Remarks

Heating Forced Air

Cooling None Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, City Lot, Landscaped

Roof Asphalt Shingle Construction See Remarks

Foundation Poured Concrete

## **Additional Information**

Date Listed April 21st, 2025

Days on Market 10 Zoning RC

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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