



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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10613 114C Street  
Grande Prairie, Alberta

MLS # A2213522



\$424,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER X 2

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. 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!