

# \$441,500 - 7414 115a Street, Grande Prairie

MLS® #A2220914

**\$441,500**

5 Bedroom, 2.00 Bathroom, 1,641 sqft

Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

**\*\*NEXT DOOR UNIT 7314-115A St MLS A2222020 AVAILABLE AS WELL\*\*** Up/Down Duplex in Westpointe ready for new investors! This well-maintained 4-level split-style up/down duplex is a fantastic investment property with strong rental income and great tenants already in place. The upper suite features a spacious 3-bedroom, 1-bathroom layout, with a convenient walk-through to the bathroom from the master bathroom. The main level offers a functional kitchen complete with dark cabinetry, a corner pantry, and an open concept flow into the dining area and cozy living room featuring a gas fireplace. Just a few steps down from the dining area, youâ€™™ll find a utility room and stackable laundry unit. This suite has been recently painted, giving it a fresh and updated feel. The lower unit has a private rear entrance and boasts an open-concept layout with a bright and welcoming living room, dining space, and kitchen. The basement level includes 2 comfortable bedrooms, a full bathroom, and a dedicated utility and laundry room. Additional highlights include separate meters for electricity and gas, allowing tenants to pay their own bills for these services. Parking is available at the rear of the property. The upstairs tenant is currently paying \$1,725 per month, and the basement tenant pays \$1,450 per month. Both leases are in place until April 30, 2026, and rent includes water. Currently managed through Better Homes and Gardens Real Estate this could make a great



hassle-free addition to any portfolio. Pictures from when vacant.

Built in 2012

### Essential Information

MLS® #	A2220914
Price	\$441,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,641
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Up/Down
Status	Active

### Community Information

Address	7414 115a Street
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0J3

### Amenities

Parking Spaces	3
Parking	Off Street

### Interior

Interior Features	High Ceilings, Laminate Counters, Pantry, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	May 20th, 2025
Days on Market	88
Zoning	RS

## Listing Details

Listing Office	Better Homes and Gardens Real Estate Approved Properties
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