

**7414 115A Street  
Grande Prairie, Alberta**

**MLS # A2220914**



**\$441,500**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Up/Down		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		

**Inclusions:** 2 Fridges, 2 stoves, 2 dishwashers, 2 over the range microwaves, 2 washers, 2 dryers

**\*\*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, you'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.