

**7310 115A Street
Grande Prairie, Alberta**

MLS # A2238024



\$439,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,180 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 over the range microwaves, 2 washers 2 dryers

****UP DOWN DUPLEX AT 7414-115A St 2 DOORS DOWN AVAILABLE AS WELL MLS A2220914****Excellent investment opportunity in Westpointe. This legal up/down duplex offers a tenants already in place in basement and vacant upstairs unit to live in or rent out. Basement lease is only to Oct 31 so could be terminated as well. The upper unit features 3 bedrooms and 2 bathrooms, including a private ensuite off the primary bedroom, an open-concept floor plan, and a walk-in closet. The lower suite includes 2 bedrooms and 1 bathroom with a private entrance and functional layout. Each unit is separately metered for electricity and gas, while water is included in the rent—making for simplified management. The basement suite rents for \$1,425 per month, with a lease running until October 31, 2025 and tenant paying their own electricity and gas. Owner pays water bill. A strong addition to any portfolio. Pictures are from when vacant.