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

MLS® #A2220914

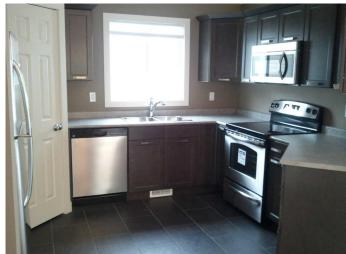
\$441,500

5 Bedroom, 2.00 Bathroom, 1,641 sqft Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

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'II 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.







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, Pantry, See Remarks, Sump Pump(s), Vinyl Windows,

Laminate Counters

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 110

Zoning RS

Listing Details

Listing Office Better Homes and Gardens Real Estate Approved Properties

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