

# \$441,500 - 7314 115a Street, Grande Prairie

MLS® #A2222020

**\$441,500**

5 Bedroom, 3.00 Bathroom, 1,219 sqft  
Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

**\*\*NEXT DOOR UNIT 7414-115A St  
AVAILABLE AS WELL MLS**

A2220914\*\*Excellent investment opportunity Westpointe. This fully rented, legal up/down duplex offers immediate, stable cash flow with corporate tenants already in place. The upper unit features 3 bedrooms and 2 bathrooms, including a private ensuite off the primary bedroom, an open-concept floor plan, modern grey paint tones, 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 rentâ€”making for simplified management. The property is currently leased to a reputable corporation that sublets to other organizations, including Alberta Health Services. Tenants have been reliable and respectful, providing consistent returns. The upper suite rents for \$1,675 per month with a lease in place until January 31, 2026. The basement suite rents for \$1,425 per month, with a lease running until February 28, 2026. A strong addition to any portfolio. Pictures are from when vacant.



Built in 2012

## Essential Information

MLS® #	A2222020
Price	\$441,500

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,219
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	7314 115a Street
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0J3

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Laminate Counters, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

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

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	46
Zoning	RS

**Listing Details**

Listing Office	Better Homes and Gardens Real Estate
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