

\$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, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	May 20th, 2025
Days on Market	36
Zoning	RS

Listing Details

Listing Office	Better Homes and Gardens Real Estate
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