



GRASSROOTS
REALTY GROUP

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7314 115A Street
Grande Prairie, Alberta

MLS # A222020



\$441,500

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,219 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 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

****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 rent—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.