



**7418 115A Street**  
**Grande Prairie, Alberta**

**MLS # A2288442**



**\$499,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	FridgeX2, StoveX2, DishwasherX2, Microwave/RangeX2, WasherX2/DryerX2, Window Coverings		

**LEGAL UP/DOWN DUPLEX!** Here is your chance to smartly invest in real estate. Excellent investment opportunity in Westpointe. This legal up/down duplex offers tenants already in place in the basement suite, until the end of August. Upstairs will be vacant by the end of March. So now is your opportunity to move in, live upstairs, and allow the basement to generate you some income to help with your mortgage! Or, add this one to your already thriving portfolio. The upper unit features 3 bedrooms and 2 bathrooms, including a private ensuite off the primary bedroom. An open-concept floor plan, with vaulted ceilings, stainless steel appliances, and a walk-in pantry, large living area, and your very own storage room/laundry room. The lower suite includes 2 bedrooms and 1 bathroom with a private entrance, plus 2-3 parking stall spaces with back alley access. Another very functional layout in this suite, with generous ceiling height, full size windows, a spacious living room, dining area, even a storage room, with your very own laundry. Both units have NEW Washers and Dryers. Both have Hot Water on Demand! Each unit is separately metered for electricity and gas, while water is included in the rent/owner pays for&mdash;making for simplified management. The basement suite is rented for \$1550 per month, no pets. Current rents mean you could achieve \$1600/\$1650 per month for the basement. Upstairs will rent out for \$1800+. Tenants pay their own electricity and gas. A strong addition to any portfolio. Basement pictures are from when vacant, however show true to those photos still. **TOUR THROUGH** and see how this purchase just might make the most sense for you - and keep the cost of living down.