



**7502 114 Street**  
**Grande Prairie, Alberta**

**MLS # A2301686**



**\$499,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	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	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Great revenue property located in Westpointe. This legal up/down duplex has a large open layout on the main floor with lots of natural light. The kitchen features a large pantry and overlooks the living room. The main floor unit has 3 good-sized bedrooms and 2 bathrooms. The master bedroom has an ensuite and a walk-in closet. The lower unit features a private entrance for downstairs tenants, 2 large bedrooms, and a bathroom. Each unit has its own furnace & hot water tank. Each unit has a washer & dryer. There is a large parking pad with plenty of space for both up/down units. Don't miss out!!! Book your showing today!!!