



**GRASSROOTS**  
REALTY GROUP

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**7517 115B Street**  
**Grande Prairie, Alberta**

**MLS # A2210365**



**\$469,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot, Standard Sha		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	2 fridges, 2 stoves, 2 dishwashers, 2 range fans, 2 washers, 2 dryers, shed		

Located in the desirable neighborhood of Westpointe, this fully developed legal up/down duplex is a rare find. With 3 bedrooms and 2 full bathrooms in each suite, this property is ideal for investors or those looking to live in one unit while generating rental income from the other. The upper suite impresses with a bright, open layout, featuring quartz countertops, a large walk-in pantry, and a well-appointed kitchen that flows into the spacious dining and living areas. The primary bedroom includes a walk-in closet and full ensuite, and the additional bedrooms are perfect for family or guests. You'll also appreciate the convenience of in-suite laundry and private entry. The lower suite is a standout, offering a thoughtfully designed layout with tall ceilings, big windows, and in-floor heating for year-round comfort. It's not a mirror image of the upstairs, giving each unit its own unique feel. This suite also includes 3 bedrooms, 2 bathrooms, and its own laundry and private entrance. Both units have separate power and gas meters, with only water shared between them. The property also features ample parking and is situated close to parks, schools, shopping, and transit.