$439,900 - 7310 115a Street, Grande Prairie

MLS® #A2238024

$439,900

5 Bedroom, 3.00 Bathroom, 1,180 sqft
Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

UP DOWN DUPLEX AT 7414-115A St 2 DOORS DOWN AVAILABLE AS WELL MLS A2220914 Excellent investment opportunity in Westpointe. This legal up/down duplex offers a tenants already in place in basement and vacant upstairs unit to live in or rent out. Basement lease is only to Oct 31 so could be terminated as well. The upper unit features 3 bedrooms and 2 bathrooms, including a private ensuite off the primary bedroom, an open-concept floor plan, 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 basement suite rents for $1,425 per month, with a lease running until October 31, 2025 and tenant paying their own electricity and gas. Owner pays water bill. A strong addition to any portfolio. Pictures are from when vacant.

Built in 2012

Essential Information

MLS® #	A2238024
Price	$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,180

Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	7310 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 Flo
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, Rectangular Lot,
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	RS

Listing Details

Listing Office   Better Homes and Gardens Real Estate Approved Properties