

\$439,900 - 7306 115a Street, Grande Prairie

MLS® #A2259450

\$439,900

5 Bedroom, 2.00 Bathroom, 1,653 sqft
Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

Fully tenanted investment property all ready for a new owner to start making money immediately! This is 4-level split-style up/down duplex in Westpointe. The upper suite features a spacious 3-bedroom, 1-bathroom layout, with a convenient walk-through to the bathroom from the master bathroom. The main level offers a functional kitchen complete with dark cabinetry, a corner pantry, and an open concept flow into the dining area and cozy living room featuring a gas fireplace. Just a few steps down from the dining area, you'll find a utility room and stackable laundry unit. The lower unit has a private rear entrance and boasts an open-concept layout with a bright and welcoming living room, dining space, and kitchen. The basement level includes 2 comfortable bedrooms, a full bathroom, and a dedicated utility and laundry room. Additional highlights include separate meters for electricity and gas, allowing tenants to pay their own bills for these services (water is on one meter so has to be in owners name). Parking is available at the rear of the property. Tenants in place upstairs paying \$1725 per month with lease in place until April 30, 2026, basement tenants paying \$1500 with lease to June 30, 2026.

Built in 2012

Essential Information

MLS® # A2259450



Price	\$439,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,653
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Up/Down
Status	Active

Community Information

Address	7306 115a Street
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0J3

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	High Ceilings, Laminate Counters, Pantry, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Interior Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	September 25th, 2025
Zoning	RS

Listing Details

Listing Office	Better Homes and Gardens Real Estate Approved Properties
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