

# \$469,900 - 7517 115b Street, Grande Prairie

MLS® #A2210365

**\$469,900**

6 Bedroom, 4.00 Bathroom, 1,221 sqft

Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

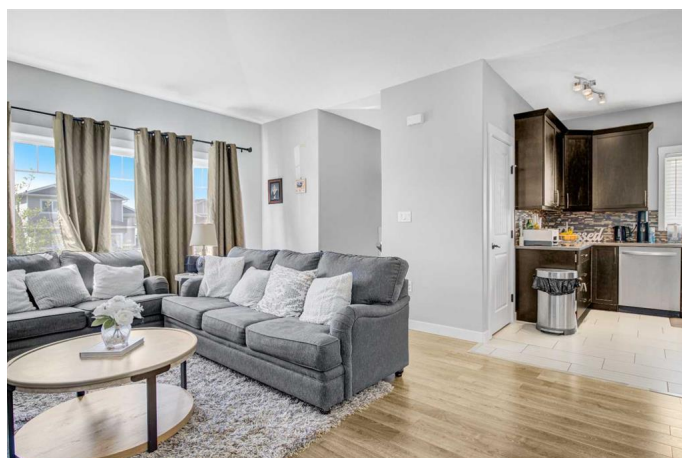
Located in the desirable neighborhood of Westpointe, this fully developed legal up/down duplex is a rare find. With 3 bedrooms and 2 full bathrooms in each suite, this property is ideal for investors or those looking to live in one unit while generating rental income from the other. The upper suite impresses 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. Itâ€™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.

Built in 2012

## Essential Information

MLS® # A2210365

Price \$469,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,221
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	7517 115b Street
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0J2

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 9th, 2025  
Days on Market        39  
Zoning                      RS

**Listing Details**

Listing Office            Grassroots Realty Group Ltd.

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