

# \$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

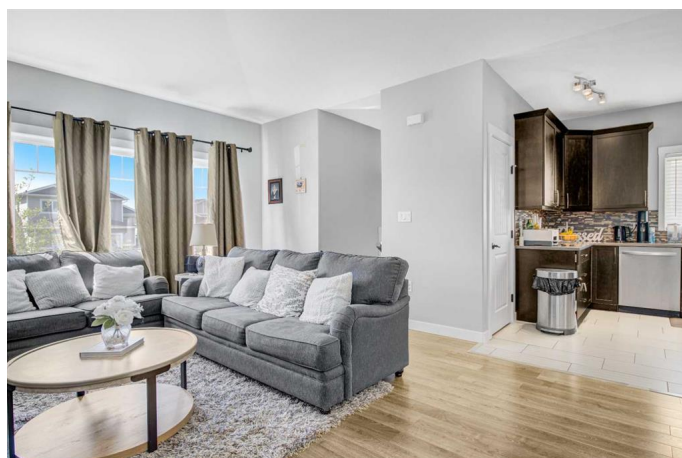
Located in the desirable neighborhood of Westpointe, this fully developed legal up/down duplex is a rare find. With 3 bedrooms and 2 full bathrooms in each suite, this property is ideal for investors or those looking to live in one unit while generating rental income from the other. The upper suite impresses 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            56

Zoning                        RS

### **Listing Details**

Listing Office                Grassroots Realty Group Ltd.

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