

**7559 115 Street**  
**Grande Prairie, Alberta**

**MLS # A2288495**



**\$369,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

This is an exciting new listing for a property that would be perfect for anyone looking their starter home or to add to their rental portfolio. The home is in excellent condition and boasts a number of features that would be ideal for a FIRST TIME BUYER! The home comes with 3 bedrooms and 1 bathroom upstairs. A wonderful living, dining and kitchen space. An additional 2 bedrooms and bathroom is located in the basement. Your new home is located in a desirable neighbourhood and is close to all amenities like shopping, schools & bus routes. Additional features include: CENTRAL AC, new vinyl plank flooring on main level. Hot water on demand & it backs on to an easment. This is a great opportunity to enter the market, or start collecting cash flow, on day 1!! Contact me today to learn more about this fantastic listing!