

**7559 115 Street
Grande Prairie, Alberta**

MLS # A2288495



\$369,000

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

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

Inclusions: 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!