



GRASSROOTS
REALTY GROUP

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7529 115 Street
Grande Prairie, Alberta

MLS # A2247581



\$349,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	All light fixtures		
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Ready for Immediate Possession! This charming 3-bedroom, 2.5-bathroom home is perfectly located across from J.B. Oliver Park, complete with a playground making it an ideal spot for families. Enjoy the convenience of being close to major amenities like Costco, while still having a peaceful, park-view setting. The main floor features brand-new flooring in the bright living room, surrounded by windows for plenty of natural light and a direct view of the park, so you can keep an eye on the kids while they play. The kitchen boasts warm brown tones, stainless steel appliances (including a brand-new stove), and easy access to the backyard. Just off the kitchen, you'll find a convenient half-bathroom. Upstairs, there are two bedrooms and a full bathroom, plus a spacious primary suite complete with a walk-in closet, ensuite, and a cozy window seat, the perfect reading nook. The open basement is ready for your personal touch and development ideas. Outside, the fully fenced yard offers a potential for RV parking, a large summer-ready deck, and back-alley access with parking for two vehicles. Don't wait!! Contact your favorite agent today to book a viewing before this gem gets scooped up!