



GRASSROOTS
REALTY GROUP

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**7834 115A Street
Grande Prairie, Alberta**

MLS # A2255140



\$369,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,029 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

This is an exciting new listing for a property that would be perfect for anyone looking for revenue generation or a profitable long-term investment. The house is in excellent condition and boasts a number of features that would be ideal for an owner looking to rent out a basement. The home comes with 2 bedrooms and 1 bathroom upstairs. An additional bachelor suite is located in the basement, with its own separate entrance, bathroom, fridge. and laundry. It is located in a desirable neighbourhood and is close to all amenities like shopping, schools & bus routes. This is a great opportunity to enter the market, while collecting cash flow, on day 1!! Contact me today to learn more about this fantastic listing!