

**7529 115 Street**  
**Grande Prairie, Alberta**

**MLS # A2247581**



**\$349,900**

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

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

**Inclusions:** All light fixtures

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!