



DJ Golden
REAL ESTATE

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7545 115 Street
Grande Prairie, Alberta

MLS # A2239997



\$384,900

Division:	Westpointe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,468 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: 2 FRIDGES 2 STOVES 2 WASHER 2 DRYERS 2 DISHWASHERS

Spacious 4-Level Split with Suite in the basement! Welcome to this inviting four-level split home offering space, light, and incredible versatility. The main living area features vaulted ceilings and large windows that flood the open living, kitchen, and dining spaces with natural light. Upstairs, you'll find three bedrooms and a full bathroom — perfect for family living. The upper unit is rented. The ground-level basement offers a bright suite with its own entry, featuring a spacious bedroom, spa-like bathroom, full kitchen, and large living room. Vacant and ready to rent, making this property an excellent investment or mortgage helper. Outside, enjoy a big fenced yard ideal for kids, pets, or entertaining. Whether you're looking for a family home or a fantastic rental property, this one has it all. Book your showing today!