



**GRASSROOTS**  
REALTY GROUP

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7905 114 Street  
Grande Prairie, Alberta

MLS # A2239518



**\$439,900**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Westpointe                                                                |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey                                                                  |        |                   |
| Size:     | 1,876 sq.ft.                                                              | Age:   | 2005 (20 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                                    |        |                   |
| Lot Size: | 0.11 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Seclud |        |                   |

|             |                            |            |    |
|-------------|----------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas    | Water:     | -  |
| Floors:     | Carpet, Laminate           | Sewer:     | -  |
| Roof:       | Asphalt Shingle            | Condo Fee: | -  |
| Basement:   | Full, Unfinished           | LLD:       | -  |
| Exterior:   | Concrete                   | Zoning:    | RS |
| Foundation: | Poured Concrete            | Utilities: | -  |
| Features:   | Jetted Tub, Kitchen Island |            |    |

Inclusions: N/A

THE ONE YOU'VE BEEN WAITING FOR IS FINALLY HERE! Step into this immaculate 1,876 sq ft home backing onto a beautiful park, offering the perfect blend of comfort and convenience. Boasting a spacious and functional layout, this property features a second sitting/living room on the main level, a cozy gas fireplace, and air conditioning to keep you cool all summer long. The primary bedroom includes a generous walk-in closet and a luxurious 5-piece ensuite, creating a perfect retreat. You'll also enjoy main floor laundry, a double car garage, a fully fenced and landscaped yard, and peace of mind with a brand-new roof completed in 2023. This home truly has it all—location, space, and style.