



GRASSROOTS
REALTY GROUP

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7809 115 Street
Grande Prairie, Alberta

MLS # A2283993



\$469,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Off Street, Pav		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Gazebo, Landscaped, Other		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage, Walk-In Closet(s)		

Inclusions: N/A

This fully developed, move-in ready home in Westpointe offers space, comfort, and an unbeatable location — directly across from a green space with trees and a children's park. There's nothing left to do but move in and enjoy. Upstairs features 3 bedrooms, including a spacious primary retreat with an oversized walk-in closet and a private ensuite complete with a separate tub and shower. The entire upper level has brand new carpet installed just weeks ago, while the main floor and basement feature durable vinyl plank flooring. The main floor living room adds extra comfort with cozy carpet underfoot. The home has been freshly painted by a professional, giving it a clean, updated feel throughout. A functional layout welcomes you with a large front entry with a built in seating area, perfect for busy families and greeting guests. Downstairs offers big basement windows that bring in natural light, making the lower level feel bright and inviting. As well as generous living space with additional room for a work out area. Out back is where this property truly shines — an incredible deck that spans the full width of the home. Thoughtfully designed with both covered and open areas, you can enjoy it rain or shine. The rear of the yard also features a covered kitchen and bar area, making it an ideal space for entertaining. Additional highlights include a natural gas fireplace on the main floor, air conditioning, and main floor laundry for everyday convenience. The garage is heated and insulated and has a larger than average height overhead door. Located within walking distance to schools (including French immersion) and nearby convenience stores, this home blends lifestyle, comfort, and location all in one.