



GRASSROOTS
REALTY GROUP

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8226 115A Street
Grande Prairie, Alberta

MLS # A2284037



\$444,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: Bar stools, window blinds.

Welcome to this 4 bedroom, 3 bathroom, beautifully maintained and updated bi-level family home, ideally located in the desirable Westpointe neighbourhood. This 1,100 sq. ft. residence, built in 2002, offers 3 bedrooms/2 bathrooms up and 1 spacious bedroom/1 bathroom down, providing a functional layout perfect for growing families. The primary bedroom has a nice sized walk in closet, and 3 piece ensuite. As you enter the home you have a cute little front porch perfect for morning coffees. The main level showcases numerous upgrades including newer flooring throughout the main floor and upper floor, stainless steel appliances, newer stove and range hood, updated baseboards and trim, and modern light fixtures. All the upstairs bedrooms feature new ceiling fans, enhancing comfort and style. The fully developed basement is designed for both relaxation and entertaining, featuring a cozy wood stove, a custom bar area, a large renovated bedroom, and an updated 3-piece bathroom. Additional highlights include an incredible crawl space storage area with a custom access door. There is also a newer washer and dryer set in the seperate laundry room. Additional updates include newer shingles (2023), hot water tank (2023), new gas heater in the double car garage (2025) along with a new garage overhead door (2025). Step outside to enjoy the impressive outdoor space, featuring a private two-tiered deck with enclosed storage beneath the deck, and a new 8' x 16' shed. The yard offers ample space for family activities. This well maintained family home is in a quiet, amenity-rich location on a local roadway, near schools, shopping, and major services, this property continues to stand out for its quality, care, and thoughtful upgrades. You are close to Costco, Eastlink Centre, Shopping and Restaurants.

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