



GRASSROOTS

REALTY GROUP

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**7434 115B Street
Grande Prairie, Alberta**

MLS # A2292641

\$449,900



Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS Small Lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Extensive Features....Excellent Southside Location.....Fantastic Condition Home...Welcome To Westpointe! Conveniently located just minutes from MULTIPLE SCHOOLS, EASTLINK CENTRE, SOUTHSIDE AMENITIES, & WALKING TRAILS this property is sure to impress. As you step into the home you are greeted by a LARGE TILED ENTRY WAY leading into the BRIGHT & BEAUTIFUL OPEN CONCEPT LIVING ROOM & KITCHEN. A formal dining area, access to the LARGE DECK & backyard along with STAINLESS STEEL APPLIANCES (INCLUDING GAS STOVE), PANTRY, & EXTENSIVE COUNTERSPACE highlight the kitchen. Completing the main floor is a 2-piece bathroom & functionally located MAIN FLOOR LAUNDRY ROOM. Explore upstairs and you will notice that SPRAWLING PRIMARY BEDROOM....offering WALK IN CLOSET & 4 PIECE ENSUITE. The top floor also features 2 GENEROUSLY SIZED BEDROOMS, & AN ADDITIONAL 4 PIECE BATHROOM for comfort & utility. Did I mention this home features AIR CONDITIONING for those hot GP summer days & HEATED DOUBLE GARAGE to escape the cold of winter. Welcome to an exceptional property with features you will fall in love with...WELCOME HOME!