



**8113 Westpointe Drive  
Grande Prairie, Alberta**

**MLS # A2296741**



**\$465,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** NA

Very beautiful, fully developed, two storey home, located in Westpointe. Freshly painted throughout entire home (walls and ceilings!!) and new flooring throughout entire home!!! A spacious 1,709 square feet. It has a 24' x 25', attached double car garage. The kitchen has an abundance of freshly painted cabinets, a corner pantry, an island with a sink and brand new stainless steel appliances. The living room features a gas fireplace and is the only place that the flooring hasn't been change out as it is very nice hardwood. There are 3 bedrooms on the second level and the large, primary bedroom features a 5 piece ensuite and a walk-in closet. There is also another full bathroom on the second level. The basement is fully developed and includes a rec room, bathroom and utility room. The bathroom downstairs presently has just the toilet and sink but is plumbed for a tub or shower. This home is vacant and ready for a quick possession!! This home shows very well!!!