



GRASSROOTS
REALTY GROUP

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7806 114 Street
Grande Prairie, Alberta

MLS # A2316733



\$469,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,267 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this beautifully maintained modified bi-level in the desirable community of Westpointe, offering 4 bedrooms, 3 full bathrooms, a double attached garage, and convenient RV parking. Ideally located close to schools, parks, and everyday amenities, this home is perfect for growing families. Step inside to a spacious tiled entry with a coat closet. The functional kitchen is designed for both everyday living and entertaining, complete with a large island with seating, an abundance of cabinets and counter space, stainless steel appliances, and a dining area with direct access to the backyard. The bright living room features a large picture window and a cozy fireplace. The main floor offers two generously sized bedrooms and a full bathroom, while the private primary suite is situated above the garage and features a walk-in closet and a 4-piece ensuite. The fully developed basement provides even more living space with a spacious family room, a fourth bedroom, and an additional full bathroom. Outside, enjoy the fully fenced and landscaped backyard with mature trees, a covered southwest-facing deck that's perfect for soaking up the evening sun, a storage shed, and a small dog run. Recent updates include newer shingles, new carpet and laminate flooring, and fresh paint, making this home move-in ready. Offering an excellent layout, thoughtful updates, and a fantastic Westpointe location, this home is ready for its next owners to enjoy. Book your showing today!