



GRASSROOTS
REALTY GROUP

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7914 115A Street
Grande Prairie, Alberta

MLS # A2324290



\$334,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,029 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

Welcome to this 2006 bi-level home located in the Westpointe subdivision, offering space for the growing family and a layout that provides both comfort and flexibility. With 4 bedrooms, 2 full bathrooms, and the potential for a 5th bedroom, this home is packed with value in a family-friendly neighbourhood close to schools, playgrounds, and everyday amenities. The main floor is bright and inviting, highlighted by a large east-facing front window that fills the living space with natural light and provides beautiful sunrise views to start your day. The functional layout flows into the kitchen and dining area, creating a practical setup for everyday living and entertaining. Upstairs you'll find three bedrooms, including one with a spacious walk-in closet, along with a full 4-piece bathroom to complete the upper level. The mostly developed lower level offers even more living space with a large family room, a finished fourth bedroom, a second 4-piece bathroom, and an additional framed bedroom already in place, just waiting for the final touches to make this a true 5-bedroom home. Outside, the fully fenced backyard backs onto no rear neighbours, giving you added privacy and the perfect setting to take in incredible sunset views at the end of the day. If you've been searching for an affordable family home with room to grow, great views, and future potential in a convenient Westpointe location, this one is worth a look. Contact your REALTOR® today to book your private showing.