

**7817 115a Street
Grande Prairie, Alberta****MLS # A2238691****\$459,900**

Division:	Westpointe		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,282 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

Fully developed and backing onto a park on a quiet street in Westpointe with AC! this 4-bedroom, 3-bathroom home offers excellent value with its functional layout and bright, open spaces. The large entryway leads up to a welcoming kitchen with an island that flows into the living room, highlighted by a gas fireplace. The main level features two bedrooms and a full bathroom, while the spacious primary suite is located above the garage and includes a full ensuite and walk-in closet. The finished basement offers a large rec room, another bedroom, and a full bathroom, providing extra space for family or guests. Outside, the fenced backyard features a large deck overlooking a playground and greenspace, and the home is wired with 30-amp service for added convenience. Come see the value this Westpointe home offers today!