

**7701 114 Street
Grande Prairie, Alberta****MLS # A2158016****\$374,900**

Division:	Westpointe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,134 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Linoleum, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full, Partially Finished**LLD:** -**Exterior:** Brick, Vinyl Siding**Zoning:** RS**Foundation:** Poured Concrete**Utilities:** -**Features:** Pantry, Tankless Hot Water**Inclusions:** None

Immaculate home on quiet street, backing onto easement and just steps from playground/park! Nice bright tiled front entry with large front window and a door to the double garage. Living room has hardwood floor and leads to the kitchen/dining that has a corner pantry, raised panel oak cabinetry, and garden door to large deck and back yard. Upstairs has 3 bedrooms, full bathroom and an ensuite in the primary bedroom. The 3rd level has a huge family room with built in shelving, a large bedroom/den with french doors 9 (no closet but wardrobe would easily fit). The 4th level has an unfinished bedroom (drywalled) and 3pc bath/combined laundry, plus the furnace/storage room. On demand hot water heater just 2yrs old. Fantastic location, very well maintained home!!