



**GRASSROOTS**  
REALTY GROUP

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**7802 Westpointe Drive  
Grande Prairie, Alberta**

**MLS # A2217688**



**\$395,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection, High Speed Internet
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** hot tub, gazebo

Experience comfort, functionality, convenience and a splash of luxury in this fully developed, corner lot home in Westpointe. Adorable curb appeal carries through the front door to a very well appointed and bright living room, perfect for family time and gathering with friends. Down the hall you will find 2 piece powder room, a highly sought after feature of the main floor in every house. overlooking a backyard is a spacious and elegant kitchen which offers plenty of cabinets, counter space, stainless steel appliances and a good size pantry. Across from the kitchen you will find a bright dining room with a large window overlooking the backyard. Imagine being able to enjoy your coffee, complete house chores or respond to work emails while keeping an eye on the little ones. Directly off the backyard entrance is a designated laundry area/ mud room which completes the main floor. Upstairs features a large primary bedroom with new flooring, walk in closet and a 4- piece bathroom that connects to the hallway. Additional 2 bedrooms are ideal for kids or your office space. The house is completely carpet free which makes it easy to keep clean and stay away from allergies. As you continue touring this home, you will be impressed by fully developed basement that features a wide open family room, plenty of storage, and a 3 piece bathroom. Built in European style Murphy bed is simply ideal space for guests or a sassy-independent teenager. If desired, you can easily add an additional bedroom in that area. Heading back upstairs you will just love the outdoor area. This house not only offers a very spacious deck but also a luxurious, top of the line hot tub and gazebo that will make your summer and winter a lot more enjoyable. Lets not forget about the 22 x 24 detached, heated double garage with its functional workbenches and plenty of room to keep your vehicles toasty during

cold months. This home is located near schools, playgrounds, parks, walking trails and is ready for a quick possession. Call right away and be the first one to have an opportunity to own this gem.