



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**7818 115A Street
Grande Prairie, Alberta**

MLS # A2230598



\$319,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	903 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

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

Inclusions: SHED, EXISTING WINDOW COVERINGS, GARDEN BOXES (AS OF LIST DATE)

WELL-CARED-FOR 3 BED, 2 BATH BUNGALOW IN WESTPOINTE IS MOVE-IN READY. THE MAIN FLOOR HOSTS AN AMPLE KITCHEN WITH NEW APPLIANCES, OPEN CONCEPT LIVING SPACE, A LARGE LIVING ROOM WITH A DESIGNATED DINING AREA. NO CARPET THROUGHOUT, AND A TASTFULLY FINISHED BASEMENT WITH EXTRA ENTERTAINING AREA, STORAGE, AND A 3RD LARGE BEDROOM AND BATH (NEW WASHER, HWT WAS RECENTLY REPLACED, DUCTS AND FURNACE CLEANED 2024). A DECK IS ACCESSED VIA THE MAIN FLOOR DINING AREA, WHICH LEADS TO A FULLY FENCED YARD INCLUDING A GARDEN AREA AND SHED. SITUATED IN A QUIET, FAMILY-ORIENTED NEIGHBOURHOOD, CLOSE TO SCHOOLS AND SEVERAL AMENITIES. THIS HOME IS WELL-PRICED AND A MUST-SEE!