



GRASSROOTS
REALTY GROUP

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8214 114 Street E
Grande Prairie, Alberta

MLS # A2242210



\$309,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,216 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

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

Inclusions: Washer, Dryer, Dishwasher, Stove, Fridge

Welcome to this beautifully maintained duplex in the desirable West Point subdivision! This inviting home offers a bright and spacious layout with large windows that flood the main floor with natural light. Enjoy the open-concept design connecting the kitchen, dining, and living areas—perfect for entertaining and everyday living. The kitchen features updated appliances and offers easy access to the backyard deck, ideal for summer barbecues. Step outside to a charming, well-kept backyard complete with a storage shed—great for keeping things tidy. Upstairs and down, you’ll find a total of 4 bedrooms, 2 full bathrooms, and a convenient half bath. The partially finished basement includes a completed bedroom and full bathroom, offering additional space for guests, a home office, or a teen retreat. Located in a family-friendly neighborhood close to schools, parks, and amenities, this move-in-ready home is a fantastic opportunity for first-time buyers or investors alike. Don’t miss out—schedule your showing today!