



GRASSROOTS
REALTY GROUP

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**7630 Westpointe Drive
Grande Prairie, Alberta**

MLS # A2255470



\$319,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, None	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: Ceiling Fans, Light Fixtures, Window Coverings, Shed

Updated raised bungalow conveniently located to numerous amenities in the great subdivision of Westpointe! Modern tiled entry way welcomes you , with large coat closet. Fresh flooring flows from entry way into your open concept living, dining, and kitchen. Living room boasts high vaulted ceilings, and is quite spacious. Dining room allows for table of any shape or size , also has sliding patio doors onto your deck that gives you access to your back yard as well. Kitchen boasts updated stainless steel appliances, subway tile backsplash and must have corner pantry. Remainder of main floor consists of two bedrooms including the master with a walk in closet and fully updated with tiled floor + shower. Making our way to your fully finished basement that hosts a massive living room, third bedroom, laundry room that has roughed in plumbing already in place for second bathroom. Back yard is fully fenced and a generous sized with a shed for storage. Book your viewing today as this home will not last long!