



GRASSROOTS
REALTY GROUP

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7713 114 Street
Grande Prairie, Alberta

MLS # A2265336



\$464,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,250 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	ldr
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

Beautifully renovated home in fantastic location backing onto large park with playground! This fabulous home has had some extensive updates over the last 5 years including a brand new kitchen and appliances, new water heater, new furnace, lovely new vinyl plank flooring and new paint! The main floor is completely redone with a stylish full bath as well. Nice open concept layout with a cozy fireplace in the living room and a large island in the kitchen, as well as 2 nice sized bedrooms. Dining area leads out to your large deck that overlooks the back yard and park, great views to enjoy as you watch kids play and seasons change. Above the garage you have the spacious master suite complete with large walk-in closet and a full ensuite bathroom. The basement has been developed with a nice large family room, very spacious bedroom, another bedroom that is used as a workout room/flex room currently , and a 3 pce bathroom, plus Laundry area. The garage is heated and has lots of room for storage. The home also boasts air conditioning. This is a wonderful family home you are sure to enjoy!