



GRASSROOTS
REALTY GROUP

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**7665 Westpointe Drive
Grande Prairie, Alberta**

MLS # A2275375



\$295,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,032 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this move-in-ready single-family home, featuring a new furnace and hot water tank, plus fresh paint!. Zoned RS – Small Lot Residential (81.2 Permitted Uses), this property offers excellent future potential, allowing for a duplex and secondary suite (subject to municipal approval). The large side yard provides space for RV parking and offers an exciting opportunity for an accessory building or structure. A good-sized split entry with a closet welcomes you. Up a few steps into an open-concept living room, dining area, and kitchen, complete with a large pantry. Down the hall, you’ll find additional storage, three well-sized bedrooms, and a full bathroom. The dining room opens through patio doors onto a spacious deck with built-in seating, perfect for entertaining. Clean, insulated basement is ready for your development. Completing the property is a large, landscaped, fully fenced backyard, ideal for kids, pets, or future development.