



GRASSROOTS
REALTY GROUP

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**7510 Westpoint Drive
Grande Prairie, Alberta**

MLS # A2283717



\$359,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	847 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: n/a

Welcome to a home that perfectly balances intimate charm with the space your lifestyle demands. Brand New carpet upstairs with fresh paint, this inviting 4-bedroom, 2-full-bath HOME offers a sanctuary of comfort. Whether you need a dedicated home office, a creative studio, or room for a growing family, these bright spaces offer endless possibilities. Skip the morning rush with two 4-piece baths that provide convenience for residents and guests alike. Two central living area serve as the perfect backdrop for quiet movie nights or morning coffee by the fireplace. Outside the private back yard is perfect for weekend BBQs, safe play for pets, or starting that garden you've always dreamed of. A detached single car garage, 12'x20,'with back alley access checks that final box of your needs and wants. Don't hesitate and call your favourite Realtor now.