



**7809 115A Street
Grande Prairie, Alberta**

MLS # A2296527



\$525,000

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

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:	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Welcome to this beautifully maintained 2-storey home offering the perfect blend of space, style, and location. This fully developed home features 4 bedrooms and 3.5 bathrooms, making it ideal for growing families or those who love to entertain. The open-concept kitchen is the heart of the home, complete with modern updates, a convenient walk-through pantry, and ample storage throughout. Just off the entry, you'll appreciate the walk-in closet, providing both function and organization, along with the convenience of main floor laundry. Upstairs, you'll find a spacious primary retreat with a huge walk-in closet, creating the perfect private escape. Two additional generously sized bedrooms and a full bathroom complete the upper level, offering plenty of space for family living. The fully finished basement includes an additional bedroom—also with its own walk-in closet—and another full bathroom, making it perfect for guests, teens, or a home office setup. With tons of storage throughout the home, there is room for everything. Step outside and enjoy the unbeatable location, backing directly onto a park—no rear neighbours and beautiful green space views. Situated in a quiet neighbourhood, this home is also close to schools, shopping, and everyday amenities, offering both comfort and convenience. The heated garage adds year-round comfort and functionality. Recent updates include flooring, countertops, paint, and lighting, giving the home a fresh, modern feel that's truly move-in ready. This is a fantastic opportunity to own a thoughtfully updated home in a highly desirable location—don't miss it!