



**8113 Westpointe Drive
Grande Prairie, Alberta**

MLS # A2296741



\$465,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: NA

Very beautiful, fully developed, two storey home, located in Westpointe. Freshly painted throughout entire home (walls and ceilings!!) and new flooring throughout entire home!!! A spacious 1,709 square feet. It has a 24' x 25', attached double car garage. The kitchen has an abundance of freshly painted cabinets, a corner pantry, an island with a sink and brand new stainless steel appliances. The living room features a gas fireplace and is the only place that the flooring hasn't been change out as it is very nice hardwood. There are 3 bedrooms on the second level and the large, primary bedroom features a 5 piece ensuite and a walk-in closet. There is also another full bathroom on the second level. The basement is fully developed and includes a rec room, bathroom and utility room. The bathroom downstairs presently has just the toilet and sink but is plumbed for a tub or shower. This home is vacant and ready for a quick possession!! This home shows very well!!!