



**7830 115A Street  
Grande Prairie, Alberta**

**MLS # A2297227**



**\$351,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Westpointe                  |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | Bungalow                    |               |                   |
| <b>Size:</b>     | 917 sq.ft.                  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                 |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed, Vinyl Siding                                     | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s) |                   |    |

**Inclusions:** Trampoline, picnic table

Wonderful, developed Bungalow located on a great size lot with no rear neighbors in the convenient Westpointe subdivision. This home is clean and move in ready with fresh paint and newer flooring on the entire main floor. 2 bedrooms and full bath up with primary having a handy walkin closet and has good size for all your furnishings. Large front living room and entrance as well as roomy dining area with patio doors to back yard and a kitchen with corner pantry and a large farm sink. The main living area features open design with vaulted ceilings. The basement is developed with 2 more bedrooms, full bath with shower, a family room/media room and the bonus of a set of cabinets with built in sink creating an excellent wet bar, utility laundry room as well as an extra storage room. The only thing to consider here would be to add your choice of flooring for yourself, as the previous owner had not installed as they did not have the need for it. Double concrete parking pad at front leaving some room for small R.V parking as well. The backyard faces to massive views to the west offering unlimited enjoyment of full sun as well as a playground and park right around the corner.