



**7650 Westpointe Drive
Grande Prairie, Alberta**

MLS # A2303382



\$345,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	908 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Living Room T.V Mount, Shed.

Great starter bungalow in Westpointe, offering functional layout with solid updates. Main floor hosting 2 bedrooms, 4 piece bathroom, vinyl plank, updated modern trim & neutral paint colours & updated black light fixtures throughout. Kitchen has all stainless steel appliances, corner pantry & the cabinets have been painted to match the tone of the home. Dining area with access to south facing side deck with access to the fully fenced & landscaped yard. Basement is partially developed awaiting your finishing touches with a large rec area, laundry room, 2 piece bathroom plumbed for a shower, and 2 bedrooms (one completely finished). Shingles were done in 2025. Tons of parking on the front driveway & along the side of the house to accommodate an R.V or access to a future detached garage. Within walking distance to multiple schools & just a short drive to Costco. Call today to view!