



GRASSROOTS
REALTY GROUP

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**8214 115A Street
Grande Prairie, Alberta**

MLS # A2303739



\$454,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Beautiful 1,093 sq. ft. bungalow in Westpointe offers a bright, open concept main living area, complete with a cozy fireplace that welcomes you right from the front door. The dining area features patio doors that lead to a covered deck-perfect for relaxing or entertaining- leading to a fully fenced, spacious backyard. The main floor includes a generous primary suite with a 4-piece ensuite, along with the convenience of main floor laundry. Downstairs, you will find a fully developed basement with an additional bedroom and bathroom, plus a large, inviting family room complete with theatre system-ideal for movie nights or hosting guests.