



GRASSROOTS

REALTY GROUP

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**7910 Westpointe Drive
Grande Prairie, Alberta**

MLS # A1013502



\$279,900

Division:	Westpointe.		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2003 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	15-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Pantry		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed, Fire Pit

Curb appeal and character make this attractive two-storey the PERFECT STARTER HOME! The cozy front porch and bright tiled entry with built-in bench welcome you. WELL MAINTAINED over the years and it shows! Located in Westpointe with 40+ FT FOR RV PARKING. Newer laminate throughout the living and kitchen area and newer carpet on the stairway and into the bedrooms. Functional kitchen includes all appliances, loads of cupboard space, pantry and track lighting. 1/2 bath is conveniently tucked near the back entrance. Upstairs hosts 3 beds and 2 full baths. Master bedroom features his & hers closets including a full bath ensuite. Downstairs is framed and wired, awaiting your finishing touch! Paved driveway with additional gravel parking pad and folding gate for RV. Enjoy the West facing backyard with spacious deck, full fence, fire-pit area and shed. Central to schools, parks, shopping and more. Book your showing today!