



**8315 114A Street
Grande Prairie, Alberta**

MLS # A2140036



\$297,800

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,107 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: 2nd Fridge downstairs, 2nd stacked washer dryer downstairs

3 bedroom two-storey semi detached home with suite in basement. Nestled in a quiet cul-de-sac in the desirable Westpointe neighborhood, this charming home is perfect for families or investors alike. Boasting fresh paint throughout most of the home and new vinyl plank in the basement and upstairs bathroom, this home offers a welcoming and modern atmosphere. The second floor features two very spacious bedrooms, a full bathroom, and a convenient laundry area. Each room is designed for comfort and functionality, ensuring a peaceful retreat for everyone in the family. The main floor presents an open floor plan, with kitchen, living room and dining room with quaint tile floors. Off the kitchen is a great flex space, perfect for use as a den, office, playroom, or even an additional bedroom. This level's layout offers endless possibilities to suit your lifestyle needs. The basement houses a non permitted suite with its own separate entrance, making it an excellent option for rental income or extended family living. This suite includes one large bedroom, a full bathroom, a laundry area, kitchen, and an open living room, providing complete autonomy from the main house. The home is heated with a boiler system, ensuring consistent warmth throughout the colder months and ability to control heat separately in multiple zones. A heated double detached garage offers ample space for vehicles and storage, although it does not come with automatic openers. Situated on a large pie-shaped lot, the property features a fenced yard, perfect for children, pets, and there are some raised planters perfect for gardening enthusiasts. The expansive outdoor space provides plenty of room for relaxation and there is even a circular sanded spot ready for your pool or fire pit area. This home combines practicality with potential. Don't miss the opportunity to make this versatile

property your own. Contact us today to schedule a viewing!