



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8218 113 Street
Grande Prairie, Alberta

MLS # A2146042



\$335,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,410 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

This beautifully kept 2 story semi-detached home is located in a quiet neighborhood close to many amenities. It offers loads of space and value with over 1400 sq ft, 3 bedrooms, and 2.5 baths. Fully finished basement and landscaped/fenced yard provide additional space with an attached garage for winter parking or storage. This unique floorplan features an open kitchen living room with tile and vinyl plank flooring and deck access off the kitchen. Plenty of natural light and a large kitchen island are nice additions. The bedrooms are spacious, and the primary bedroom has a gorgeous ensuite. This home is ready for a quick possession!