



**GRASSROOTS**  
REALTY GROUP

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

**7701 114 Street**  
**Grande Prairie, Alberta**

**MLS # A2158016**



**\$389,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Tankless Hot Water		

**Inclusions:** None

Immaculate home on quiet street, backing onto easement and just steps from playground/park! Nice bright tiled front entry with large front window and a door to the double garage. Living room has hardwood floor and leads to the kitchen/dining that has a corner pantry, raised panel oak cabinetry, and garden door to large deck and back yard. Upstairs has 3 bedrooms, full bathroom and an ensuite in the primary bedroom. The 3rd level has a huge family room with built in shelving, a large bedroom/den with french doors. The 4th level has an unfinished bedroom (drywalled) and 3pc bath/combined laundry, plus the furnace/storage room. On demand hot water heater just 3yrs old. Fantastic location, very well maintained home!!