



**7818 Westpointe Drive
Grande Prairie, Alberta**

MLS # A2200292



\$339,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, Suspended Ceiling, Track Lighting, Walk-In Closet(s)		

Inclusions: Draperies & Rods, Patio Couch, BBQ, Bench in Yard, Shed.

FULLY DEVELOPED 1037 sq. ft. 4 bedroom, 2 bathroom bungalow in the Westpointe neighborhood, known for its family-friendly atmosphere and its proximity to all the amenities. The main floor is designed with a functional floor plan and feels bright and open with a cathedral ceiling that extends through to the kitchen. Spacious living area welcomes you, featuring timeless hardwood flooring and is highlighted with a beautiful arched front window that takes advantage of the extra wall space to capture an abundance of natural light. Kitchen offers lots of cabinetry, plenty of counter space, tiled backsplash, built-in pantry, and sleek stainless appliances. Adjacent dining area has enough space for a large table and offers direct access to the rear deck, where a BBQ awaits—perfect for outdoor entertaining. Comfortable primary bedroom includes a walk-in closet and full 4-piece ensuite, which also connects to the hallway. A 2nd bedroom completes the main level. Finished basement provides even more living space, featuring vinyl plank flooring and a suspended ceiling for easy utility access. Includes a huge family room, two generously sized bedrooms (one with a walk-in closet), 3-piece bathroom with a shower, and laundry room. Furnace and hot water heater are neatly tucked away in a hall closet. New sump pump with heat traced hose. Backyard is ideal for relaxation or gatherings on the 12 x 20 deck. Greenspace alley behind provides some distance from neighboring homes. This starter home has everything including a shed for additional storage plus easy access RV parking. POSSESSION CAN BE FLEXIBLE (30 DAYS FROM CONDITION REMOVAL IS PREFERRED). A fantastic home in a great location—schedule your showing today!