

**7701 114 Street  
Grande Prairie, Alberta**

**MLS # A2158016**



**\$374,900**

<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		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Pantry, Tankless Hot Water

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**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 9 (no closet but wardrobe would easily fit). The 4th level has an unfinished bedroom (drywalled) and 3pc bath/combined laundry, plus the furnace/storage room. On demand hot water heater just 2yrs old. Fantastic location, very well maintained home!!