

**7905 114 Street**  
**Grande Prairie, Alberta**

**MLS # A2239518**



**\$439,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,876 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Seclud		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island		

**Inclusions:** N/A

THE ONE YOU'VE BEEN WAITING FOR IS FINALLY HERE! Step into this immaculate 1,876 sq ft home backing onto a beautiful park, offering the perfect blend of comfort and convenience. Boasting a spacious and functional layout, this property features a second sitting/living room on the main level, a cozy gas fireplace, and air conditioning to keep you cool all summer long. The primary bedroom includes a generous walk-in closet and a luxurious 5-piece ensuite, creating a perfect retreat. You'll also enjoy main floor laundry, a double car garage, a fully fenced and landscaped yard, and peace of mind with a brand-new roof completed in 2023. This home truly has it all—location, space, and style.