

**8214 115A Street**  
**Grande Prairie, Alberta**

**MLS # A2303739**



**\$454,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, No Smoking Home		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Beautiful 1,093 sq. ft. bungalow in Westpointe offers a bright, open concept main living area, complete with a cozy fireplace that welcomes you right from the front door. The dining area features patio doors that lead to a covered deck-perfect for relaxing or entertaining- leading to a fully fenced, spacious backyard. The main floor includes a generous primary suite with a 4-piece ensuite, along with the convenience of main floor laundry. Downstairs, you will find a fully developed basement with an additional bedroom and bathroom, plus a large, inviting family room complete with theatre system-ideal for movie nights or hosting guests.