

**7613 114 Street**  
**Grande Prairie, Alberta**

**MLS # A2325489**



**\$490,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

**Inclusions:** NA

5 bed 3 bath full house in Westpointe! Fresh paint on main level. Large living room with hardwood floors. Kitchen features separate cooktop and wall oven, built in microwave and pantry. Separate dining area leads to MASSIVE deck and fully fenced back yard. 3 bedrooms upstairs including primary with full ensuite and walk in closet. Primary bedroom has access to rear deck as well. Downstairs has 2 bedrooms, full bathroom, and large living area. HEATED double garage. Fully fenced yard. Deck doubles as covered storage with 2 fully enclosed, powered 'sheds' on concrete slabs. Home has spray foam exterior wall insulation. Furnace and duct cleaning done in Jan 2026, water heater June 2025, vinyl plank and baseboards in basement Jan 2025, new dishwasher Nov 2025, new washer Feb 2026, new furnace Nov 2022.