



**GRASSROOTS**  
REALTY GROUP

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**7910 Westpointe Drive**  
**Grande Prairie, Alberta**

**MLS # A2212702**



**\$334,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Paved, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	15-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Track Lighting		

**Inclusions:** Shed

Charming & Move-In Ready Starter Home in Westpointe. Full of curb appeal and character, this well-maintained two-storey home is the perfect place to start your homeownership journey. Step onto the inviting front porch and into a bright, tiled entryway featuring a built-in bench—an ideal spot to kick off your shoes and feel right at home. Located in the desirable community of Westpointe, this home sits on a lot with over 40 feet of RV PARKING—a rare find! Inside, you'll appreciate the updates, including NEWER LAMINATE FLOORING throughout the main level and NEWER CARPET on the stairs and in the bedrooms. The functional kitchen offers great storage with plenty of cabinetry, a wall pantry, all appliances included, and stylish track lighting. A convenient half bath is tucked near the back entrance. Upstairs, you'll find three comfortable bedrooms and two full bathrooms. The spacious primary suite features his and hers closets and a full ensuite, creating your own private retreat. The basement is framed and wired—ready for you to finish to your taste and add even more living space. Outside, the paved driveway, additional gravel pad, and folding gate provide flexible parking options for guests, toys, or RVs. Enjoy warm summer evenings in your West-facing backyard, complete with a large deck, full fencing, a firepit area, and a handy storage shed. With a BRAND NEW ROOF and a NEW HOT WATER HEATER, the big-ticket items are already taken care of! Located close to schools, parks, shopping, and more—this home checks all the boxes. Don't miss your chance—book your showing today!