

**7306 115B Street**  
**Grande Prairie, Alberta**

**MLS # A2144359**



**\$466,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**5 BED 3.5 BATH TRIPLE CAR GARAGE IN WESTPOINTE!** This modern looking home features a great room style with a large kitchen with dark cupboards, pantry and island and is completely open to the living room with lovely corner gas fireplace and dining room. Dining room leads out on to the back deck and fenced yard. The main floor also features a nice size front entrance, half bath, and back hall with laundry and access to your TRIPLE CAR GARAGE! The upstairs contains 3 bedrooms with the primary bedroom featuring a large walk in closet and gorgeous ensuite with large standup shower. And that's not all the basement is fully developed with 2 more bedrooms both with walk in closets or you could use the big bedroom as an additional living space and there is another full bathroom and storage as well. Stay cool in the summers as this home also features air conditioning!