

**7518 115B Street**  
**Grande Prairie, Alberta**

**MLS # A2204489**



**\$439,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,604 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, No Neighbours Behind, Square Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	rs
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Gorgeous 1600 sqft modified Bi-level, A 2013 Julianne Plan By Unique Homes featuring an open concept kitchen and living area, incredible master bedroom, and a private yard with no rear neighbors! This well-cared-for home has an inviting roomy tile entry with a double closet. Come up the stairs to your welcoming main level featuring 2 bedrooms, a 4 piece bathroom, and the kitchen, living, and dining area. The incredible kitchen features stainless appliances, a wall pantry, an eating bar and lots of counter space. The vaulted ceilings and windows give the space lots of light and room to move. Up stairs is the incredible master suite featuring a large 15' x 12' bedroom that easily fits a king sized bed. The ensuite bathroom features a deep soaker tub, custom tile shower, ensuite with double sinks and a large walk in closet with custom organizers and cubbies. The basement is unfinished but has a great layout that could accommodate 1-2 bedrooms, a bathroom and a large recroom. The attached 23'x24' extra wide garage is insulated and one side is an extra 3' longer for your truck or work bench. The incredible yard features a concrete deck with a privacy wall, a concrete fire pit and bench area, and 6 mature trees planted across the back. If you are looking for a newer well built home that has been loved by the owners this house has the wow factor and quality that will impress.