

\$395,000 - 7802 Westpointe Drive, Grande Prairie

MLS® #A2217688

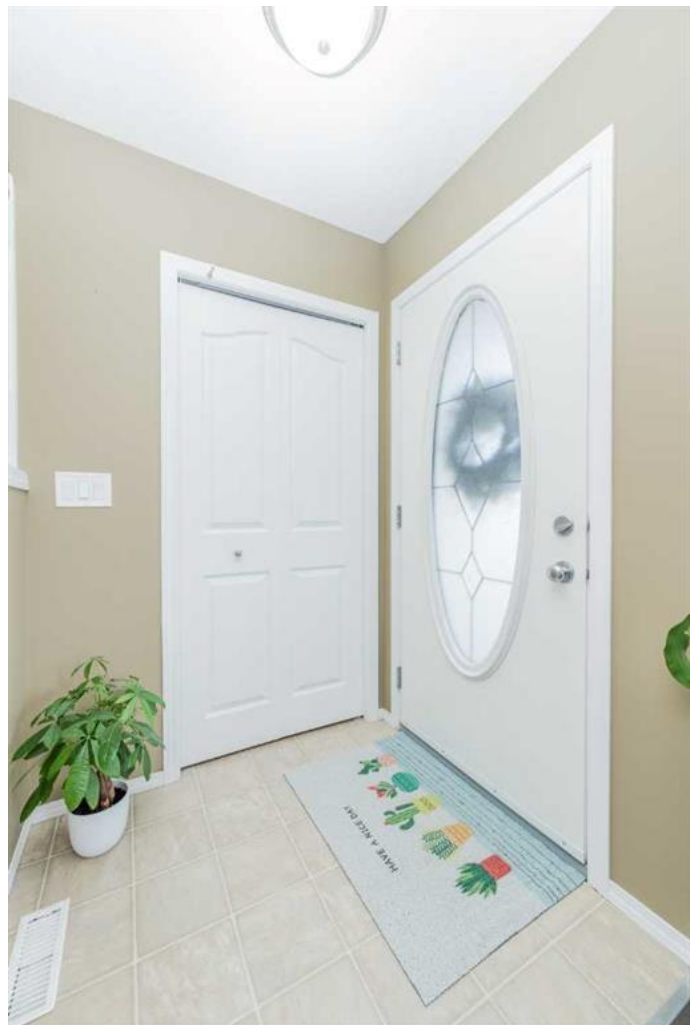
\$395,000

3 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.07 Acres

Westpointe., Grande Prairie, Alberta

Experience comfort, functionality, convenience and a splash of luxury in this fully developed, corner lot home in Westpointe. Adorable curb appeal carries through the front door to a very well appointed and bright living room, perfect for family time and gathering with friends. Down the hall you will find 2 piece powder room, a highly sought after feature of the main floor in every house. overlooking a backyard is a spacious and elegant kitchen which offers plenty of cabinets, counter space, stainless steel appliances and a good size pantry. Across from the kitchen you will find a bright dining room with a large window overlooking the backyard. Imagine being able to enjoy your coffee, complete house chores or respond to work emails while keeping an eye on the little ones. Directly off the backyard entrance is a designated laundry area/ mud room which completes the main floor. Upstairs features a large primary bedroom with new flooring, walk in closet and a 4- piece bathroom that connects to the hallway. Additional 2 bedrooms are ideal for kids or your office space. The house is completely carpet free which makes it easy to keep clean and stay away from allergies. As you continue touring this home, you will be impressed by fully developed basement that features a wide open family room, plenty of storage, and a 3 piece bathroom. Built in European style Murphy bed is simply ideal space for guests or a sassy-independent teenager. If desired, you can easily add an additional bedroom in that



area. Heading back upstairs you will just love the outdoor area. This house not only offers a very spacious deck but also a luxurious, top of the line hot tub and gazebo that will make your summer and winter a lot more enjoyable. Lets not forget about the 22 x 24 detached, heated double garage with its functional workbenches and plenty of room to keep your vehicles toasty during cold months. This home is located near schools, playgrounds, parks, walking trails and is ready for a quick possession. Call right away and be the first one to have an opportunity to own this gem.

Built in 2004

Essential Information

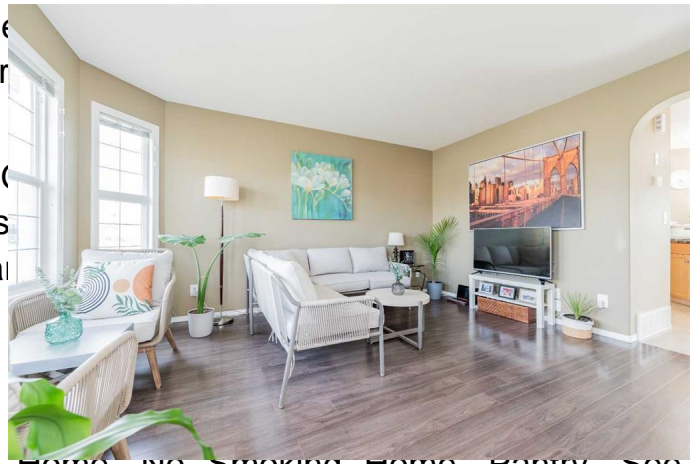
MLS® #	A2217688
Price	\$395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7802 Westpointe Drive
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2T9

Amenities

Utilities	Electricity Available, Garbage Natural Gas Available, Water
Parking Spaces	4
Parking	Additional Parking, Double (Opener, Heated Garage, Ins Secured, Garage Faces Rear
# of Garages	2



Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	Residential

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.