

7705 westpointe drive
Grande Prairie, Alberta

MLS # A2161373



\$355,000

Division:	Westpointe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,546 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Other		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Vaulted Ceiling(s)		
Inclusions:	N/A		

Almost new! Welcome to 7705 Westpointe Drive. This home had gone through a house fire and back to beautification again. The home has been fully remediated, engineering documents, all permits and occupancy permits are done right to put your mind at ease and gutted straight down to the studs almost everything is brand new, except the shell of the house. I'm talking about NEW ELECTRICAL, NEW PLUMBING, NEW HVAC, and the list goes on. As you walk in you're greeted by the spacious entrance with a closet conveniently located in the entrance. Walk up a couple of stairs you're instantly welcomed by the beautiful open concept, bright natural light, energy-efficient LED lighting all throughout the home and custom stunning kitchen. No expense was spared to ensure quality and elegance was achieved all across the home to ensure peace of mind. Kitchen has quartz countertops, Bluetooth stainless steel appliances, and an inviting layout that brings convenience and comfort to a busy yet growing family. This home has so many custom features it truly needs to be seen to be appreciated. The wonderful part of 4-level split homes is that they are super versatile and offer comfortable layouts that are easily customizable. With the convenient back entrance, the lower floors can be converted into an in-law suite for multi-generational families or a suite for the right person if you're thinking of house hacking or using it as a mortgage helper. At 1546 sq ft this home has endless potential. I invite you to book a showing now to see how this opportunity can be yours!