

# \$334,900 - 7910 Westpointe Drive, Grande Prairie

MLS® #A2212702

**\$334,900**

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.12 Acres

Westpointe., Grande Prairie, Alberta

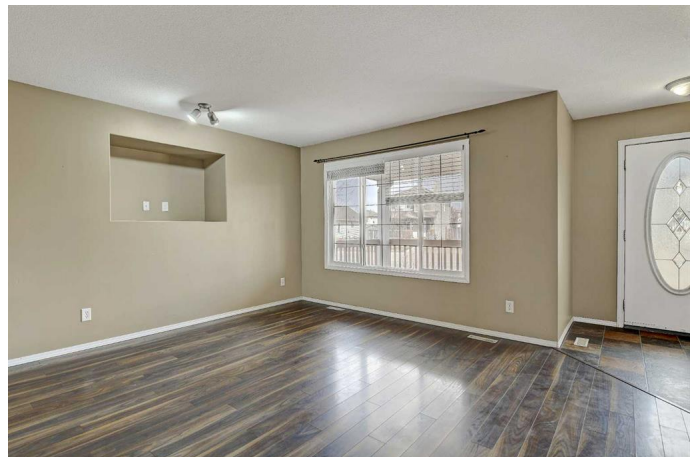
Charming & Move-In Ready Starter Home in Westpointe.

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!

Built in 2003

### Essential Information

MLS® #	A2212702
Price	\$334,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7910 Westpointe Drive
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2T9

### Amenities

Parking Spaces	2
Parking	RV Access/Parking, Paved

### Interior

Interior Features	Pantry, See Remarks, Track Lighting
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	RS

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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