

7413 112 Street
Grande Prairie, Alberta

MLS # A2234547



\$334,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Westpointe | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,288 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this beautifully maintained half duplex in desirable Westpointe, perfectly located within walking distance to two schools, parks, and scenic walking trails. The main level features an inviting open-concept floor plan filled with natural light. The cozy living room includes a fireplace for those chilly evenings, while the spacious kitchen offers tile floors, a stylish tiled backsplash, and a functional island with sink, perfect for entertaining or meal prep. A convenient half-bathroom off the front entrance adds extra functionality. Upstairs, you'll find a generous primary suite with a walk-in closet and full ensuite bathroom, along with two additional bedrooms, a second full bath, and a well-designed laundry room with extra storage space. The fully finished basement provides even more living space with a large family room, fourth bedroom, and a 3-piece bathroom, ideal for guests or a home office. Additional highlights include single attached garage so no more brushing snow off your vehicle. This amazing home also has a fenced and landscaped backyard with concrete pad — perfect for summer BBQs or relaxing outdoors Don't miss the opportunity to make this fantastic property your new home. Book your private showing today!