

**7413 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2234547**



**\$334,900**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**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 &mdash; 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!