

7413 112 Street
Grande Prairie, Alberta
MLS # A2234547

\$334,900

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!