



**GRASSROOTS**  
REALTY GROUP

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**7437 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2247944**



**\$349,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Central Vac, Garage door Opener, Attached shelves

Stunning Property with NO rear neighbors, Central air conditioning located on a quiet street in Family friendly Westpointe close to schools and amenities. Pride of Ownership is evident in this Two Story Plan as soon as you step into the generous sized entrance. Main floor offers an updated half bath, modern open plan includes kitchen, dining and great room with abundance of natural light. Kitchen features a clean modern look with loads of cabinets, pantry, sizable Island, stainless appliances (newer Bosch fridge and dishwasher). Great room features a gas fireplace, spacious dining area that leads out to the covered deck and great sized beautifully landscaped fenced in yard. Nice wide staircase takes you to the second level which opens up to an wonderful Bonus Room, great for family movie night, play area, office are just a few ideas. Spacious primary bedroom features a walk in closet and ensuite, bedroom 2 also features a walk in closet, great size main bathroom, large laundry room with front load washer and dryer and cabinets for storage. Insulated garage for parking or storage. Large gate at the side of property allows you access to your private back yard. This Home Shows Amazing....Book your Showing today!!