



GRASSROOTS
REALTY GROUP

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7421 112 Street
Grande Prairie, Alberta

MLS # A2255714



\$375,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,494 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Insulated, See Remarks, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pergola		

This FULLY FINISHED 1494 sq. ft. two-storey Side-X-Side $\frac{1}{2}$ Duplex with single ATTACHED GARAGE is located in the family-friendly Westpointe subdivision. With NO REAR NEIGHBORS, backing onto the walking trails, and only minutes to TWO NEARBY SCHOOLS, you could not ask for a better spot! A thoughtfully designed living space with FRESH PAINT, and a fantastic floor plan with a modern twist includes 4 bedrooms(3 w/walk-in closets), a bonus room and 3.5 bathrooms. Step inside to a large tiled entryway that opens into a bright and spacious open-concept main floor with laminate throughout. The kitchen is a standout with rich dark cabinetry, a full tile backsplash, a corner pantry, and an island with sink and breakfast bar perfect for casual dining. The adjacent living area features a gas fireplace, creating a warm and inviting atmosphere, with the nearby dining room offering access to the rear deck. Also a main floor 2-pc powder room—perfect for guests and day-to-day living. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a private 4-pc ensuite with large vanity. Two additional bedrooms share a nearby 4-piece bathroom and a convenient upstairs laundry room complete with storage cabinetry. The fully finished basement expands your living space with a 4th bedroom, another full bathroom with full tile surround, a flex area perfect for a home office or gym, and utility/storage area. Single attached garage is insulated and boarded with sealed concrete floor. Enjoy year-round comfort with CENTRAL A/C, energy-efficient furnace, Low E Argon windows, and hot water on demand. The yard has been tastefully designed with a walkway to the rear where you'll find a partially covered deck that leads to a lower stamped concrete patio with a large pergola. The perfect place for your hot tub or an inviting outdoor lounge

area with NO REAR NEIGHBORS. Love it and live in it or consider as a great investment opportunity. IMMEDIATE POSSESSION AND EASY TO SHOW, call today!