



7441 112 Street
Grande Prairie, Alberta

MLS # A2296437



\$349,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,180 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this beautifully updated duplex in Westpointe, perfectly positioned with no rear neighbors and an oversized backyard that offers both privacy and space to enjoy. Thoughtfully refreshed throughout, this home showcases modern flooring, fresh paint, and brand-new stainless steel appliances. The open-concept main floor is designed for both comfort and entertaining, featuring a cozy corner gas fireplace and a stylish kitchen complete with upgraded cabinetry, a functional island, and pantry leading to spacious dining nook and oversized rear patio overlooking the massive fully fenced backyard. Upstairs, retreat to the spacious primary suite with a walk-in closet and private ensuite, alongside two additional bedrooms, a full bath, and convenient upper-level laundry. With hot water on demand, a high-efficiency furnace, and an undeveloped basement ready for your custom design, this home offers both comfort and future potential. Located near schools, parks, and walking paths—this is the perfect blend of lifestyle and location.