



**7429 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2302153**



**\$369,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS, PROJECTOR AND SCREEN

Like NEW Beautiful 1305SQFT 3 BEDROOM 3 BATHROOM home in an ideal Westpointe location, this half duplex is perfect for first-time buyers or investors. With no rear neighbors thanks to its backing onto a field and walking trails—and even within sight of two nearby elementary schools—the setting is hard to beat. Inside, you’ll find stylish modern features and an open-concept layout designed for easy entertaining. The bright great room showcases large east-facing windows for morning sun and a cozy gas fireplace for winter evenings. The kitchen offers an efficient design with plenty of prep space for home cooks. Upstairs, the spacious primary suite includes a full bathroom and a large walk-in closet, along with two additional bedrooms, another bathroom, and a conveniently located laundry room. Added highlights include a single garage, hot water on demand, a high-efficiency furnace, new composite decking with aluminum railings, basement completed for a rec room (there is rough in plumbing to add an additional full bath should one wish to do so) and premium soundproofing between units. Book your showing today!