



**7417 112 Street  
Grande Prairie, Alberta**

**MLS # A2178214**



**\$349,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** Central Vac, Window Covering(s), Shed

Fully Developed Duplex with attached garage backing onto walking trails in Westpointe which means NO REAR NEIGHBORS PLUS A VIEW! This fresh and modern home shows pride in ownership from the moment you walk through the front door stepping into the front entrance with tile flooring leading into the kitchen featuring a gas stove, island & corner pantry. The living Room has laminate flooring and gas fireplace great for our longer winters. The Dining Area allows plenty of space for a nice sized table and a door leading outside to the large deck with gas hook up for your BBQ. Upstairs you will find 3 nice sized bedrooms, including a master bedroom with ensuite and walk-in closet. 2nd floor also consists of popular upstairs laundry Room and full bathroom. Fully developed basement includes a large Family Room with Laminate flooring and built-in speakers in the ceiling and bathroom with tile flooring and a tiled shower. The nice sized backyard that faces east so get sunshine all morning long while you sip on your coffee or tea, backyard is also fully fenced with a shed. Located within walking distance to 2 schools, public bus stops, grocery store, restaurants and Eastlink + Coca Cola Center(s). Book your viewing today on this turn key home, all you will have to do is pack your things and move on in.