

7417 112 Street
Grande Prairie, Alberta

MLS # A2253924



\$364,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,310 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS

Fully developed duplex with attached garage, backing onto scenic walking trails in Westpointe—meaning no rear neighbors and a great view! This modern, well-maintained home shows pride of ownership from the moment you step into the tiled front entry. The kitchen features a gas stove, island, and corner pantry. While the bright dining area offers plenty of space for a large table and opens onto a spacious deck with a gas hookup for your BBQ. The living room is warm and inviting with laminate flooring and a cozy gas fireplace—perfect for those long winters. Upstairs, you’ll find three generous bedrooms, including a primary suite with a walk-in closet and ensuite. The second floor also offers a full bathroom and the convenience of laundry on the same level. The fully developed basement expands your living space with a large family room complete with laminate flooring, ceiling speakers, and a stylish bathroom with tiled shower and flooring. The east-facing backyard is fully fenced and includes a shed—ideal for enjoying your morning coffee in the sunshine. All this in a fantastic location within walking distance of two schools, bus stops, grocery stores, restaurants, and the Eastlink + Coca-Cola Centre.