

**7437 112 Street
Grande Prairie, Alberta**

MLS # A2247944



\$349,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,510 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Central Vac, Garage door Opener, Attached shelves

Stunning Property with NO rear neighbors, Central air conditioning located on a quiet street in Family friendly Westpointe close to schools and amenities. Pride of Ownership is evident in this Two Story Plan as soon as you step into the generous sized entrance. Main floor offers an updated half bath, modern open plan includes kitchen, dining and great room with abundance of natural light. Kitchen features a clean modern look with loads of cabinets, pantry, sizable Island, stainless appliances (newer Bosch fridge and dishwasher). Great room features a gas fireplace, spacious dining area that leads out to the covered deck and great sized beautifully landscaped fenced in yard. Nice wide staircase takes you to the second level which opens up to an wonderful Bonus Room, great for family movie night, play area, office are just a few ideas. Spacious primary bedroom features a walk in closet and ensuite, bedroom 2 also features a walk in closet, great size main bathroom, large laundry room with front load washer and dryer and cabinets for storage. Insulated garage for parking or storage. Large gate at the side of property allows you access to your private back yard. This Home Shows Amazing....Book your Showing today!!