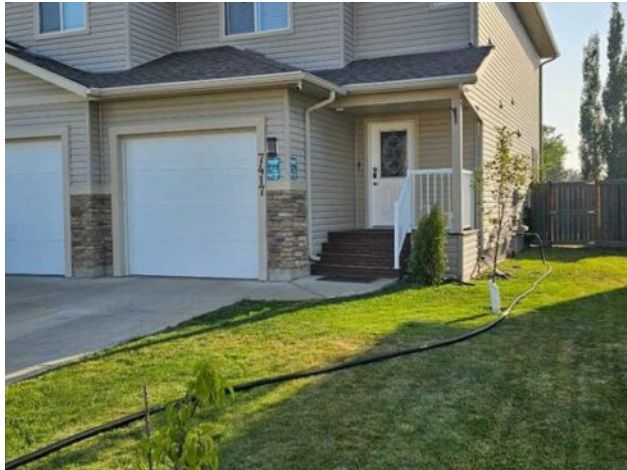


**7417 112 Street  
Grande Prairie, Alberta**

**MLS # A2253924**



**\$364,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2012 (13 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>	Backs on to Park/Green Space, City Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	LDR
<b>Utilities:</b>	-

**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.