



7425 112 Street
Grande Prairie, Alberta

MLS # A2300459



\$349,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,200 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, All Blinds, All Light Fixtures, Curtain Rods, Shed, Cabinet under TV, mounting brackets, attached shelves in bedrooms, Microwave, attached bathroom shelves. Tire Rack in Garage

This is the one that just feels right the second you walk in. Bright, modern, and move-in ready, this stylish duplex is made for a young family or first-time buyer ready to step into something exciting. Warm laminate floors, rich dark cabinetry, and a cozy corner gas fireplace create a space that's equal parts comfortable and on-trend. The kitchen is a total win—featuring a central island with tons of counterspace, beautiful cabinetry with modern pulls, a stunning tile backsplash, and sleek stainless steel appliances. It flows effortlessly into the dining area and out to your newly re-finished deck with a privacy screen—perfect for summer nights, weekend BBQs, or your morning coffee. The fully fenced and landscaped yard means you can enjoy it right away, no to-do list required. Upstairs, the layout just makes sense. The primary bedroom is your own retreat with a full ensuite and a spacious walk-in closet, while the second and third bedrooms share a full bathroom—ideal for kids, guests, or a home office. Laundry is right where you need it (upstairs!), and there's a convenient powder room on the main floor for guests. The front entrance is super spacious as well, leading down a wide hallway with access to the garage. No rear neighbours adds that extra bit of privacy you'll appreciate, and the finished single attached garage is a huge bonus year-round. You're also close to schools, parks, and playgrounds—everything that makes day-to-day life easy. And the best part? The full basement is wide open and ready for your vision—extra bedroom, rec room, bathroom—you get to decide. Clean, well cared for, and completely move-in ready—this home has the style, the layout, and the lifestyle you've been waiting for. It's the kind of place you don't want to miss. & keep in mind that there are NO

CONDO FEES HERE!!