



8101 113 Street
Grande Prairie, Alberta

MLS # A2307887



\$345,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,347 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Storage, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer.

Welcome to this bright and inviting 3-bedroom, 2.5-bathroom duplex in Westpointe with NO REAR NEIGHBOURS!!!Picture starting your mornings with peaceful green space behind you instead of your neighbor's coffee in hand, watching the sun come up from your own back deck. Add the convenience of a double attached garage, and you've got a home that checks all the right boxes. The main floor makes an immediate impression with its soaring two-storey ceilings in the living room, oversized windows that flood the space with natural light, and a cozy corner gas fireplace that anchors the room beautifully. The open-concept design flows seamlessly into the dining area and kitchen, which feature warm maple cabinetry, stainless steel appliances, and a functional peninsula with an eat-up bar and sink perfect for everyday living or entertaining. Patio doors lead directly to the backyard and deck, extending your living space outdoors. Just off the garage entry, you'll find a convenient half bath and a practical double closet for coats and storage. Upstairs, the open landing overlooks the living room below, adding to the home's airy feel. This level also features a full bathroom, linen storage, and three well-sized bedrooms, including a primary suite complete with its own ensuite and dual closets. The basement remains undeveloped, offering a blank slate for future expansion to suit your needs, and houses the laundry/utility area. The double attached garage measures 23x20 adding 452 sqft of added storage.. Ideally situated near walking trails, parks, playgrounds, and all the amenities of Grande Prairie's west end, this home offers both comfort and convenience. Opportunities like this don't last. Reach out to your Realtor and book your showing today!