



7614 112 Street  
Grande Prairie, Alberta

MLS # A2313094



**\$519,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage		

**Inclusions:** GDO & Controls, Dog run, all attached shelving, shed, 4 bar stools

Located in the sought-after Westpointe neighborhood and close to schools, this beautifully kept home shows impeccable and offers a functional layout perfect for families. The welcoming main floor features a cozy gas fireplace in the living room overlooking the spacious kitchen complete with island seating, ample workspace, and a dining area with access to the west-facing backyard. Upstairs offers 3 bedrooms, including a spacious primary retreat with a stunning 5-piece ensuite featuring a soaker tub, separate shower, and double vanity. The fully developed basement includes 2 additional bedrooms, a 4-piece bathroom, and one oversized room currently set up as a family room with a dry bar for added flexibility. Recent improvements include: home freshly painted with modern colors. Outside, enjoy the fully fenced west-facing backyard &mdash; the perfect place to relax, entertain, or soak up the evening sun. With added privacy from the neighboring easement, a double attached garage, and a location close to parks, walking trails, and everyday amenities, this home truly checks all the boxes.