



GRASSROOTS
REALTY GROUP

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8105 112 Street
Grande Prairie, Alberta

MLS # A2333378



\$528,800

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,900 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, No Neighbours Behind, Street L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Granite Counters, Sump Pump(s)		

Inclusions: N/A

Welcome to this stunning 1,900 sq. ft. two-storey home, perfectly situated on a quiet street in desirable Westpointe and backing onto mature trees, offering exceptional privacy and a peaceful natural setting. With a fully fenced backyard, beautiful finishes, and thoughtful upgrades throughout, this home delivers the perfect balance of elegance, comfort, and everyday functionality. The inviting main floor showcases a bright, open-concept design highlighted by a spacious rear-facing living room with rich hardwood flooring and a cozy gas fireplace. The beautifully appointed kitchen is sure to impress with an abundance of cabinetry, expansive workspace, upgraded granite countertops, and an adjoining dining area that's perfect for family gatherings or entertaining guests. Durable tile flooring extends through the entrance, kitchen, dining area, hallways, laundry room, powder room, and both upstairs bathrooms. Upstairs offers three generous bedrooms plus a spacious bonus family room that can easily be converted into a fourth bedroom to suit your family's needs. The impressive primary suite, privately situated above the garage, features a walk-in closet and a luxurious ensuite complete with a jetted tub and separate shower—your own private retreat at the end of the day. Designed with efficiency and comfort in mind, this home also features a high-efficiency furnace, Low-E Argon windows, and hot water on demand. Additional premium features include a professionally installed smart security system with secure on-site video storage and no monthly subscription fees, along with a premium whole-home Kinetico water softening and filtration system for exceptional water quality throughout the home. Backing onto trees, located on a quiet street, and loaded with quality upgrades, this exceptional Westpointe home offers the lifestyle, privacy, and sophistication

today's buyers have been searching for.