

7429 112 Street
Grande Prairie, Alberta

MLS # A2302153



\$369,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,305 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS, PROJECTOR AND SCREEN

Like NEW Beautiful 1305SQFT 3 BEDROOM 3 BATHROOM home in an ideal Westpointe location, this half duplex is perfect for first-time buyers or investors. With no rear neighbors thanks to its backing onto a field and walking trails—and even within sight of two nearby elementary schools—the setting is hard to beat. Inside, you’ll find stylish modern features and an open-concept layout designed for easy entertaining. The bright great room showcases large east-facing windows for morning sun and a cozy gas fireplace for winter evenings. The kitchen offers an efficient design with plenty of prep space for home cooks. Upstairs, the spacious primary suite includes a full bathroom and a large walk-in closet, along with two additional bedrooms, another bathroom, and a conveniently located laundry room. Added highlights include a single garage, hot water on demand, a high-efficiency furnace, new composite decking with aluminum railings, basement completed for a rec room (there is rough in plumbing to add an additional full bath should one wish to do so) and premium soundproofing between units. Book your showing today!