

**8013 112B Street
Grande Prairie, Alberta**

MLS # A2339522



\$549,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,676 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

Imagine a life of effortless style and flexibility in Grande Prairie. This stunning 4-bedroom, 3.5-bathroom, two-story residence spans impeccably designed living space, crafted for those who refuse to compromise on quality or versatility. The heart of the home is a showstopping kitchen-living space featuring rich dark cabinetry, 2" countertops, a bold tile backsplash, stainless steel appliances, and an inviting breakfast bar — perfect for entertaining or morning rituals. Warm engineered hardwood flooring and lighting flow throughout, creating an ambiance of polished comfort. The spa-inspired ensuite boasts a deep soaker tub, a mosaic tile accented shower, and a bright window, offering a true daily retreat. Bedrooms are serene and spacious, dressed with new vinyl plank and generous closets. Your new home has been meticulously cared for as the owners have replaced flooring upstairs... The lower level presents a remarkable bonus living area — a bedroom, bathroom, living & bar area ideal for entertaining or your growing family. Enjoy the remainder of summer in your outdoor space that includes the gazebo, raised garden boxes, perennials planted in back and front, fruit trees, grape vine, ultimate garden setting for quiet relaxing evenings. Every inch of this magnificent home tells a story of thoughtful design, modern living, and boundless potential. Your dream home awaits.