



**7417 112 Street , Grande Prairie, Alberta - \$364,900**



## Property Description

Fully developed duplex with attached garage, backing onto scenic walking trails in Westpoint—meaning no rear neighbors and a great view! This modern, well-maintained home shows pride of ownership from the moment you step into the tiled front entry. The kitchen features a gas stove, island, and corner pantry. While the bright dining area offers plenty of space for a large table and opens onto a spacious deck with a gas hookup for your BBQ. The living room is warm and inviting with laminate flooring and a cozy gas fireplace—perfect for those long winters.

Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and ensuite. The second floor also offers a full bathroom and the convenience of laundry on the same level.

The fully developed basement expands your living space with a large family room complete with laminate flooring, ceiling speakers, and a stylish bathroom with tiled shower and flooring.

The east-facing backyard is fully fenced and includes a shed—ideal for enjoying your morning coffee in the sunshine. All this in a fantastic location within walking distance of two schools, bus stops, grocery stores, restaurants, and the Eastlink + Coca-Cola Centre.

## REALTOR Referral



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*Courtesy Of: RE/MAX Grande Prairie*

