



**7421 112 Street , Grande Prairie, Alberta - \$375,000**



Main Photo

## Property Description

This FULLY FINISHED 1494 sq. ft. two-storey Side-X-Side ½ Duplex with single ATTACHED GARAGE is located in the family-friendly Westpointe subdivision. With NO REAR NEIGHBORS, backing onto the walking trails, and only minutes to TWO NEARBY SCHOOLS, you could not ask for a better spot! A thoughtfully designed living space with FRESH PAINT, and a fantastic floor plan with a modern twist includes 4 bedrooms(3 w/walk-in closets), a bonus room and 3.5 bathrooms. Step inside to a large tiled entryway that opens into a bright and spacious open-concept main floor with laminate throughout. The kitchen is a standout with rich dark cabinetry, a full tile backsplash, a corner pantry, and an island with sink and breakfast bar perfect for casual dining. The adjacent living area features a gas fireplace, creating a warm and inviting atmosphere, with the nearby dining room offering access to the rear deck. Also a main floor 2-pc powder room—perfect for guests and day-to-day living. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a private 4-pc ensuite with large vanity. Two additional bedrooms share

a nearby 4-piece bathroom and a convenient upstairs laundry room complete with storage cabinetry. The fully finished basement expands your living space with a 4th bedroom, another full bathroom with full tile surround, a flex area perfect for a home office or gym, and utility/storage area. Single attached garage is insulated and boarded with sealed concrete floor. Enjoy year-round comfort with CENTRAL A/C, energy-efficient furnace, Low E Argon windows, and hot water on demand. The yard has been tastefully designed with a walkway to the rear where you'll find a partially covered deck that leads to a lower stamped concrete patio with a large pergola. The perfect place for your hot tub or an inviting outdoor lounge area with NO REAR NEIGHBORS. Love it and live in it or consider as a great investment opportunity. IMMEDIATE POSSESSION AND EASY TO SHOW, call today!

## REALTOR Referral

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