

7614 112 Street
Grande Prairie, Alberta

MLS # A2313094



\$519,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage		

Inclusions: GDO & Controls, Dog run, all attached shelving, shed, 4 bar stools

Located in the sought-after Westpointe neighborhood and close to schools, this beautifully kept home shows impeccable and offers a functional layout perfect for families. The welcoming main floor features a cozy gas fireplace in the living room overlooking the spacious kitchen complete with island seating, ample workspace, and a dining area with access to the west-facing backyard. Upstairs offers 3 bedrooms, including a spacious primary retreat with a stunning 5-piece ensuite featuring a soaker tub, separate shower, and double vanity. The fully developed basement includes 2 additional bedrooms, a 4-piece bathroom, and one oversized room currently set up as a family room with a dry bar for added flexibility. Recent improvements include: home freshly painted with modern colors. Outside, enjoy the fully fenced west-facing backyard – the perfect place to relax, entertain, or soak up the evening sun. With added privacy from the neighboring easement, a double attached garage, and a location close to parks, walking trails, and everyday amenities, this home truly checks all the boxes.