



7614 112 Street
Grande Prairie, Alberta

MLS # GP208541



\$424,800

Division:	Westpointe		
Type:	House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	2012 (7 yrs old)
Beds:	3 up / 2 down	Baths:	3 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 5,052
Basement:	Full	Condo Fee:	-
Exterior:	Brick, Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Ceiling-Vaulted, Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor, Security System, Sump		

Inclusions: -

Amazing well maintained home in Westpointe close to amenities, schools & parks. With easement in the rear and to the side you have more privacy than most. Built by Unique Home Concepts this entire home was completed professionally. Kitchen features island with eating bar, tons of storage & counter space, stainless steel appliances plus a spacious dining room. Living room comes complete with gas fireplace and large windows. Main floor even has laundry room & half bathroom. Upstairs you will find the elegant master suite which includes large ensuite with soaker tub & separate tiled shower plus large walk in closet. Basement is fully developed with 2 bedrooms, large bathroom with tiled tub, plus nice sized storage area. One bedroom has a sink that could be used for an esthetician, massage therapist, etc. to work from home. Second bedroom is large with double doors & perfect as a tv room or playroom. Backyard is fully fenced & landscaped with 2 tiered deck and privacy shield on upper deck.