

**7606 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2135545**



**\$444,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, No Smoking Home		

**Inclusions:** Tool Box, Air Conditioner, Garage Heater, Hot Tub, Murphy Bed, Office Desk, Gazebo, TV Mounts x3.

**Exquisite Westpoint Residence: A Perfect Blend of Elegance and Comfort** Welcome to your dream home in the prestigious Westpoint location, where luxury meets functionality. This meticulously maintained 2011-built, two-story residence offers a seamless blend of modern design and unparalleled amenities, perfect for those who appreciate the finer things in life. **Key Features:** Spacious Layout: With 3 bedrooms and 3.5 bathrooms. The main level boasts an open-concept kitchen and living room, ideal for entertaining. **Gourmet Kitchen:** High-end stainless steel appliances complement the sleek, modern design, making meal preparation a delight. **Triple Car Garage:** The heated garage includes a single drive-through bay, built-in workbenches, cabinets, and a toolbox, offering the ultimate convenience for car enthusiasts and DIYers. **Private Oasis:** Enjoy the large, private backyard, perfect for relaxation and entertainment. The deck off the kitchen leads to the large back yard, as well as hot tub with a covered gazebo, ensuring year-round enjoyment. **Fully Developed Basement:** The basement is fully finished and includes barn doors leading to the bathroom and furnace room. There's also room to add a fourth bedroom, providing flexibility for your needs. **Luxurious Amenities:** This home is equipped with air conditioning, ensuring comfort throughout the year. All windows are tinted to provide privacy and regulate temperature. **Custom Features:** Includes a custom-built office desk, and a combination of tile, vinyl, and carpet flooring throughout the home, adding to its unique charm and character. This turn-key property is perfect for those who love to entertain or simply enjoy the serenity and luxury of a private, well-appointed home. Don't miss the opportunity to make this exceptional property your own. Book your showing today and experience the epitome of luxury living in

Westpoint.