

**8013 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2162297**



**\$479,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Low Maintenance Landscape, No Neighbours Behind, Landscaped, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** none

Just move in, unpack and relax! If you are looking for a turn-key home where there is nothing left to do but enjoy, then you need to have a look at this property. This immaculately maintained one-owner home is located on a quiet street in Westpointe with no rear neighbours. Walking in you are sure to appreciate the bright and open main level featuring a spacious entry, an amazing living room that opens to the second level with 18 foot tall walls providing plenty of natural light and also offers a cozy corner fireplace. Turning to the kitchen you'll enjoy upgraded tall cabinetry, a corner pantry and a great eating bar. There is also a generous dining area with garden doors which lead to the rear yard retreat. The half bath tucked away by the garage entrance rounds out the main level. Walking up the grand, open staircase to the second floor you'll notice the upgraded hardwood that is carried throughout the main and upper levels, including on the upper staircase that leads to a landing area perfect for a small office or sitting area. The three spacious bedrooms upstairs include the primary, featuring a walk-in closet and ensuite with dual vanities. There is a second full washroom on this upper level as well. Downstairs the basement has been beautifully finished with a spacious rec room, bedroom, and another full washroom. The attached double car garage is finished, heated and offers great space for you to store your vehicles or toys. Outside, the rear yard is a private retreat surrounded by trees and finished as a ground level concrete block patio. Enjoy the built-in firepit and beautiful lights scattered in the trees as you savor the cool fall evenings. Located close to a bus route and offering plenty of choice for your kids education with a Public, French and Christian school all within walking distance, and a Catholic school pickup just down the road too. This home is truly one that

you need to see to appreciate, so call your favorite real estate professional and book a viewing today!