

**7606 112 Street
Grande Prairie, Alberta**

MLS # A2135545



\$444,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Concrete, Stone, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	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.