

**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.