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8009 112 Street  
Grande Prairie, Alberta

MLS # A2117712



\$465,000

Division:	Westpointe		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,708 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Greenbelt, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows

**Inclusions:** N/A

Nestled within the Westpointe neighborhood sits this beautiful 1.5-storey family home where you'll enjoy a blend of sophistication and comfort. Entering in through the spacious entry where you can fit a crowd leads you to the main floor living area. With the towering ceilings and a functional open floorplan. Boasting a stunning dark kitchen with sleek white marble-look counters, a corner pantry, coffee nook and stainless appliances. Cozy living room with gas fireplace and a dining area which has 9 built in speakers throughout. On this floor you'll also find the convenience of a half bath off the garage entry. Three well-appointed bedrooms on the upper level, including an extra large master bedroom with a full ensuite and walk in closet. To finish this floor off is the main full bathroom and main floor laundry. Descending to the lower level, one finds a bright and airy living room alongside an additional bedroom and bathroom, perfect for guests or as a teenager's haven. The fully finished basement is an embodiment of functionality and leisure. Infused with natural light, hardwood flooring, carpet and tile in all the right spots, hot water on demand, high efficiency furnace and complete with central air conditioning for year-round comfort this home is both inviting and grande. Additionally, a finished and heated garage awaits, providing ample storage with shelving and space for two vehicles. Stepping outside, a private backyard oasis unfolds, with a plethora of trees offering seclusion, a serene back deck with pergola, and a greenbelt just beyond.