

# \$375,000 - 7421 112 Street, Grande Prairie

MLS® #A2255714

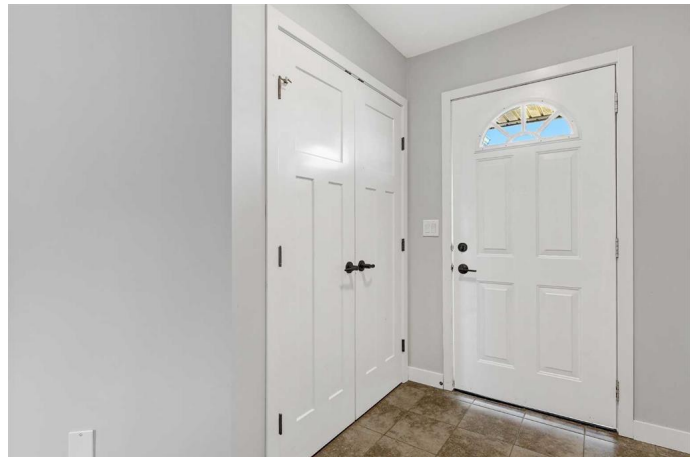
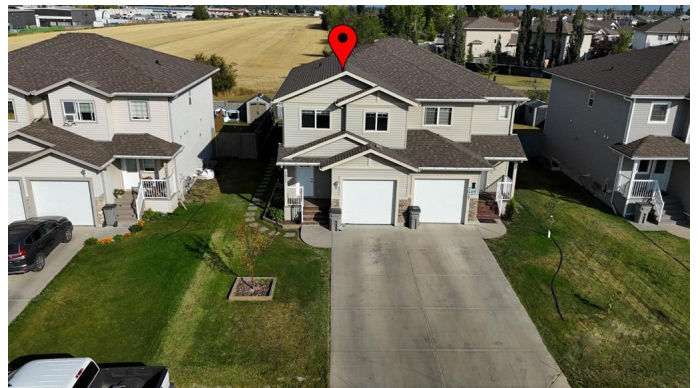
**\$375,000**

4 Bedroom, 4.00 Bathroom, 1,494 sqft

Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

This FULLY FINISHED 1494 sq. ft. two-storey Side-X-Side ½ Duplex with single ATTACHED GARAGE is located in the family-friendly Westpointe subdivision. With NO REAR NEIGHBORS, backing onto the walking trails, and only minutes to TWO NEARBY SCHOOLS, you could not ask for a better spot! A thoughtfully designed living space with FRESH PAINT, and a fantastic floor plan with a modern twist includes 4 bedrooms(3 w/walk-in closets), a bonus room and 3.5 bathrooms. Step inside to a large tiled entryway that opens into a bright and spacious open-concept main floor with laminate throughout. The kitchen is a standout with rich dark cabinetry, a full tile backsplash, a corner pantry, and an island with sink and breakfast bar perfect for casual dining. The adjacent living area features a gas fireplace, creating a warm and inviting atmosphere, with the nearby dining room offering access to the rear deck. Also a main floor 2-pc powder room—perfect for guests and day-to-day living. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet and a private 4-pc ensuite with large vanity. Two additional bedrooms share a nearby 4-piece bathroom and a convenient upstairs laundry room complete with storage cabinetry. The fully finished basement expands your living space with a 4th bedroom, another full bathroom with full tile surround, a flex area perfect for a home office or gym, and utility/storage area. Single attached garage is insulated and boarded with



sealed concrete floor. Enjoy year-round comfort with CENTRAL A/C, energy-efficient furnace, Low E Argon windows, and hot water on demand. The yard has been tastefully designed with a walkway to the rear where youâ€™ll find a partially covered deck that leads to a lower stamped concrete patio with a large pergola. The perfect place for your hot tub or an inviting outdoor lounge area with NO REAR NEIGHBORS. Love it and live in it or consider as a great investment opportunity. IMMEDIATE POSSESSION AND EASY TO SHOW, call today!

Built in 2012

### **Essential Information**

MLS® #	A2255714
Price	\$375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,494
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	7421 112 Street
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0C6

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Insulated, Single Garage Attached, See Remarks
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2025
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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