

780-380-6207  
meghan@meghanrobinson.net

8010 112 Street  
Grande Prairie, Alberta

MLS # A2231433



\$435,000

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Westpointe  |        |                   |
| Type:     | Residential/House                                   |        |                   |
| Style:    | 4 Level Split                                       |        |                   |
| Size:     | 1,099 sq.ft.  | Age:   | 2013 (12 yrs old) |
| Beds:     | 4   | Baths: | 3                 |
| Garage:   | Double Garage Attached, RV Access/Parking, RV Gated |        |                   |
| Lot Size: | 0.11 Acre   |        |                   |
| Lot Feat: | Back Yard, City Lot, Corner Lot, Landscaped         |        |                   |

|             |                                   |            |    |
|-------------|-----------------------------------|------------|----|
| Heating:    | Forced Air                        | Water:     | -  |
| Floors:     | Laminate                          | Sewer:     | -  |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -  |
| Basement:   | Full, Partially Finished          | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame          | Zoning:    | RS |
| Foundation: | Poured Concrete                   | Utilities: | -  |
| Features:   | Kitchen Island, Laminate Counters |            |    |

**Inclusions:** Security system is \$55 a month if buyers want to take over, if not Fluent may come to remove their equipment ( camera, panel and sensors)

Welcome Home, to this 4-level split situated on a corner lot in the desirable Westpointe subdivision of Grande Prairie. Offering 4 bedrooms and 3 bathrooms, this residence is perfect for families. As you enter through the covered front porch, you're greeted by a bright and inviting living room that flows into the white kitchen, with green accent island complete with stainless steel appliances. The kitchen provides access to the back deck and fully fenced yard, ideal for outdoor gatherings and relaxation. Upstairs, the master suite boasts a 3-piece ensuite and double closets, ensuring ample storage. Two additional bedrooms and a full bathroom complete the upper level. The third level features an oversized bonus/family room, a fourth bedroom, and a third full bathroom, providing space and privacy for all family members. The fourth level houses the laundry area and remains open for future development, allowing you to customize the space to suit your needs. This home is complemented by a double 24x22 garage with radiant heat and an 8-foot door, providing ample space for vehicles and storage. The 42' gated RV parking pad offers additional convenience for recreational vehicle owners. Located in Westpointe, this home is within walking distance to developed parks and is close to essential amenities such as grocery stores, shopping centers, schools, and public transit options. The neighborhood offers a peaceful and family-friendly environment, making it an ideal place to call home. Don't miss the opportunity to own this exceptional property. Schedule your private viewing today!