

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

MLS® #A2255714

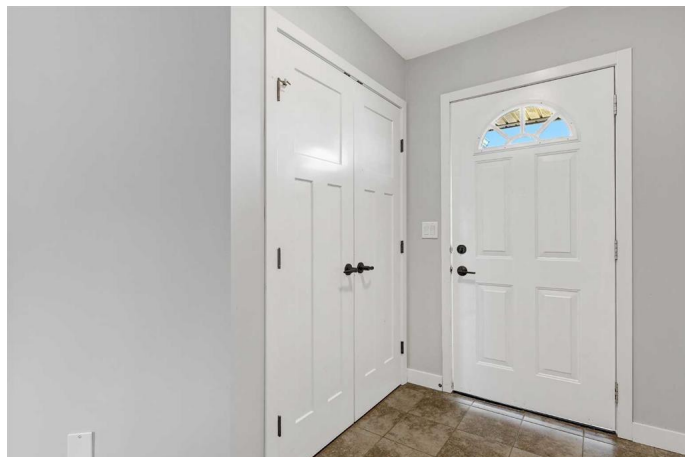
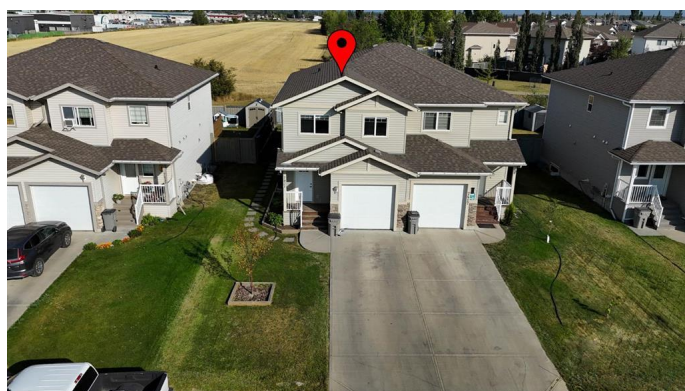
**\$375,000**

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 you'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, See Remarks, Single Garage Attached |
| # 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 |
| Days on Market | 2                    |
| Zoning         | RS                   |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.