

# \$340,000 - 8117 113 Street, Grande Prairie

MLS® #A2188494

## \$340,000

3 Bedroom, 3.00 Bathroom, 1,265 sqft  
Residential on 0.07 Acres

Westpointe., Grande Prairie, Alberta

Think how nice it would be to have NO rear neighbours but wonderful green space instead to watch the sunrise from your back deck onâ€¦it could happen here!

Think how nice it would also be to have a DOUBLE attached garage, especially in the ugly, cold days of winterâ€¦!

Then imagine settling in to this bright & spacious, 3 bedroom, 2.5 bathroom duplex with touches of executive flair.

Main level has the stunning living room that will WOW your guests with it's two storey, super high ceiling, large windows & corner, gas fireplace.

Fabulous open concept into the kitchen & dining area with patio doors leading to backyard & deck. Kitchen has plentiful, very nice, maple cabinets, stainless steel appliances and angled peninsula with eat-up ledge & sinks.

Convenient half bathroom & double door coat closet located just off of access door to garage.

Head upstairs to the landing which overlooks the living room. On this level is also linen closet, full bathroom, 3 bedrooms including the primary with its 2 sets of closets & ensuite.

Washer & dryer in laundry/utility area is positioned in the undeveloped basement, just waiting for your future completion.

Garage is partially finished with some built-in shelving for storage.

Home is located close to walking trails, playground, and the City of Grande



Prairie's vibrant west end.

\*\*\* Please note: photos & 3D Tour were taken when unit was vacant. Currently tenant occupied. 24 hour notice required for viewings. \*\*\*

Don't just think about it "do it! Contact a REALTOR® today for more information or to view!

Built in 2006

### Essential Information

MLS® #	A2188494
Price	\$340,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,265
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	8117 113 Street
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0A4

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks

Appliances Dishwasher, Refrigerator, Dryer, Electric Stove, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Other

Lot Description Lawn, Backs on to Park/Green Space, City Lot, Few Trees, Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Concrete

Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 14

Zoning RS

### **Listing Details**

Listing Office Royal LePage - The Realty Group

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