

**8130 112 Street
Grande Prairie, Alberta**
MLS # A1014232


\$535,000

Division:	Westpointe.		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,800 sq.ft.	Age:	2007 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.28 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Lawn, Garden, No Neighbors		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	Rs
Foundation:	Concrete, ICF Block	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Air conditioner, garage door opener and control, blinds, water softner		

Custom Dueck built 1800 sqft 4 bed 3.5 bath Bungalow on a huge .28 acre lot with NO rear neighbors on a quiet cul de sac with amazing curb appeal. The Solid Maple bakers kitchen was designed with cooking in mind and has 29 drawers, loads of counter space, a breakfast bar and a large pantry with custom shelving. The plan takes advantage of the large lot with many windows on all sides letting sunlight into the kitchen, eat in kitchen, dining room and living room. Just off the kitchen is the laundry room and half bath. The living room, dining room and upstairs bedrooms all have maple hardwood flooring and there is a 3 sided gas fireplace in the living room. The master bedroom is 13'x13'; has a bay window and easily fits a king sized bed, it features a walk in closet with custom shelves on all 3 sides and a 5 piece master en-suite with dual vanities, a 4' shower and a jet tub. There is 1 more bedroom upstairs and a 4 piece bathroom. The basement features in floor heat and is full finished with a large rec room that has a gas fireplace, 2 large bedrooms, a 4 piece bathroom and a large 12'x18' storage room. The attached double garage is heated, has a floor sump and is finished and painted. Extras include a covered back deck, central air conditioning, hot water on demand, front and back irrigation, no pets, non smoking and a water softer. The yard is meticulously landscaped and cared for with many flower gardens, planted mature trees and a vegetable garden. There is also a storage shed for your bikes and tools.