



**GRASSROOTS**  
REALTY GROUP

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**11506 82 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2211259**



**\$415,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s), Wired for Sound		

**Inclusions:** N/A

Welcome to your new Home in Westpointe! This home is filled with potential. It has three good size bedrooms upstairs including an ensuite and walk in closet. A beautiful kitchen with a Breakfast Bar, Gas Oven with Range Hood. The living area, kitchen and bedrooms throughout the house are all hardwood. Downstairs offers another great size living room, 2 more bedrooms and a nicely done tiled bathroom. Walk out on the back deck to a good size back yard, natural gas hook-up for BBQ and a raised section for gardening. Attached to the house is a double heated garage with plenty of shelving for storage. Located close to three different schools in a good neighbourhood. Call and schedule a showing with your favourite Realtor&reg; today.