



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11205 76 Avenue
Grande Prairie, Alberta

MLS # A2213234



\$335,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,071 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: Shed

Welcome to this home on a quiet street tucked away in Westpointe! Bilevel with a wonderful open floorplan. Two large bedrooms and 2 full bathrooms upstairs, primary suite with large walk in closet! Basement has great potential with the separate entrance to the back yard, and is partially developed with 2 bedrooms and a full bathroom. Main living area open for you to complete. The yard is fenced, and there is a shed for extra storage. Back lane with parking pad.