

11521 77 Avenue
Grande Prairie, Alberta

MLS # A2193680

\$379,900

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|-----------|------------------------|--------|-------------------|
| Division: | Westpointe | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,318 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Landscaped | | |

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|-------------|------------------|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this beautiful two storey home nestled in the family friendly neighbourhood of Westpointe. Boasting 4 spacious bedrooms, 2.5 bathrooms, and a detached single garage this home offers the perfect blend of comfort and functionality. The main floor features a bright and open living area with a modern kitchen perfect for entertaining and a dining space that flows seamlessly to the backyard. A convenient half bath with laundry completes your main floor. Upstairs, you'll find a generously sized primary bedroom complete with a gorgeous ensuite bath, along with two additional bedrooms and a full bathroom. The basement hosts a 4th bedroom and flex space that could be used for a secondary living room. Located close to parks, schools, shopping, and walking trails is perfect for growing families. Book your showing today!