



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11501 82 Avenue
Grande Prairie, Alberta

MLS # A2234577



\$409,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,171 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

Move in this month! This fully finished 5 bedroom, 3 bathroom home, sits on a spacious corner lot and offers a layout that's perfect for real-life living. Upstairs has three bedrooms, including a primary with ensuite, a full bath, and a bright family room. The open concept kitchen and dining area flows easily to your south facing backyard, perfect for sun-chasers, grill-masters, or anyone who enjoys their morning coffee with a dose of Vitamin D. Downstairs you'll find another open family room, a 3rd full bath, and two oversized bedrooms perfect for teens, guests, poker nights or personal gym... whatever you want they are big enough. The fenced yard has space to play, a rear south facing deck for relaxing and a wide side gate to the back yard, incase you want a spot to tuck away your toys. Ideally located near shopping, parks, schools, and trails...this one is easy to love. Book your showing and come take a look!