



GRASSROOTS
REALTY GROUP

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11248 76 Avenue
Grande Prairie, Alberta

MLS # A2245609



\$449,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,164 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	5-person Dynasty Spa American Series hot tub		

For more information, please click the "More Information" button. Welcome to this wonderful bi-level Westpointe home nestled on a quiet south facing street! 5 bedrooms + 1 den, 3 full bathrooms, 1162 sqft above grade (~2300 sqft of living space with the fully developed basement). 3 bedrooms upstairs including master bedroom with ensuite bathroom and walk-in closet. 2 bedrooms downstairs, along with a French door den and a large second living room. Kitchen features a new butcher block island and vaulted ceiling. 20ft wide x 22ft long super clean finished double garage (for your full sized truck). Beautifully landscaped, low maintenance yard backing onto an easement. Fully fenced for your furry friends or little ones. 14ft x 12ft composite deck over a concrete pad. This home is an easy walk to two schools, the park, (or Dairy Queen...) and move-in ready!