



GRASSROOTS
REALTY GROUP

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11513 76 Avenue
Grande Prairie, Alberta

MLS # A2263371



\$349,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

Location Location - no rear neighbours & backs on to greenspace/kids playground. This home with it's front covered porch is very eye catching. The main floor has a living room, beautiful kitchen with nice cabinetry and stainless steel appliances. The dining area has built in bench seating which also provides additional storage. A half bathroom completes the main floor. The back door leads to a 12 x 20' deck overlooking the park. The second floor has 3 bedrooms; the primary bedroom has dual closets and a full ensuite. There is also a full bathroom for the other 2 upstairs bedrooms. The basement is fully developed with one bedroom, family room, and full bathroom with beautiful tile work. The family room has a built in surround sound system. Outside the house there a front concrete parking pad, plus a large gravel parking area which could accommodate an RV. Yard is fenced and there also a shed. Immediate possession is available. Book your viewing today.