



GRASSROOTS
REALTY GROUP

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11405 78 Ave Avenue N
Grande Prairie, Alberta

MLS # A2289719



\$364,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Gazebo		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Discover the best of family living and lifestyle in the desirable neighborhood of Westpointe. Situated on a low-traffic street directly across from a park, this property offers a prime location for families and outdoor enthusiasts alike. The exterior features a private fenced yard complete with trellace designed to suit your outdoor lifestyle. Stepping inside, this home provides everything you need with an open-concept kitchen, living, and dining area featuring the comfort of in-floor heat across the 1,036 square foot main level. With a total of five bedrooms and two bathrooms, the layout is highly functional, offering three bedrooms on the upper floor. Moving downstairs, you will find a versatile living space paired with a kitchenette, providing excellent income flexibility potential or making guest hosting a dream. The additional two bedrooms are located on the lower level along with a second three-piece bathroom and laundry situated in the mechanical room. This home combines a fantastic location with a layout that offers both comfort and opportunity.