



11529 77 Avenue
Grande Prairie, Alberta

MLS # A2302909



\$339,000

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: None

Welcome to this beautifully maintained two-storey home in the desirable Westpointe neighborhood. From the moment you arrive, you'll appreciate the pride of ownership, attention to detail, and serene landscaping that make this property truly stand out. The backyard is a private retreat, featuring a heated four-season tranquil koi pond complete with fish included. With a fully fenced yard, and convenient rear alley access with ample parking. Inside, you are welcomed by a bright and inviting living room that flows seamlessly into the kitchen. The kitchen is equipped with stainless steel appliances and offers plenty of space for a dining table, making it ideal for family meals and entertaining. A convenient guest bathroom completes the main floor. Upstairs, you'll find a spacious primary bedroom with a private 4 piece en-suite including a full sized bathtub, along with two additional well-sized bedrooms and a full bathroom. The basement is unfinished, providing a blank canvas with ample space for additional bedrooms, a recreation area, or anything a buyer may envision to suit their needs. This home has been lovingly cared for over the years and offers comfort, functionality, and long-term.