



11282 75A Avenue  
Grande Prairie, Alberta

MLS # A2304125



**\$329,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** N/A

Opportunity knocks! Get into the red-hot Grande Prairie market at an attractive price point. This well-maintained home is ideally located on a quiet street in Westpointe, just two blocks from schools—perfect for families. Step inside to a bright and inviting main floor featuring a functional layout with a sun-filled living room, and a spacious kitchen offering ample counter space and plenty of cabinetry. You’ll also appreciate the convenient rear entry, along with a half bathroom and main floor laundry. Upstairs, you’ll find three comfortable bedrooms, including a primary suite complete with a walk-in closet. Outside, enjoy a fully landscaped yard with a storage shed, plus two parking stalls with back alley access. This is a solid, well-cared-for home that’s move-in ready and waiting for its next owners.