



GRASSROOTS
REALTY GROUP

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11244 80 Avenue
Grande Prairie, Alberta

MLS # A2127766



\$419,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,550 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: dry bar with bar fridge, tv mount x 3, garage heater, shelving in the garage, pergola, tire racks in the garage, front entry shoe rack and coat hanger shelf, metal shelf in kitchen x 2

Fully developed 4 bed, 3.5 bath two-story on a corner lot! Tucked away on a quiet family friendly cul-de-sac, walking distance to a playground & close to schools. The open concept main floor features hardwood & tile flooring & large windows to brighten the space. The kitchen is spacious with plenty of cabinets & pantry. There's also a half bath & laundry area tucked away on the main floor. The dining room leads to the 28x12 deck & landscaped yard! The upper floor has 3 spacious bedrooms- the master with walk-in closet & full ensuite. The basement is fully developed, finished exceptionally well, which includes a living room with custom dry bar, bedroom, bathroom & storage. The garage is finished & heated. This home is built by Unique Homes- a reputable long-standing builder in Grande Prairie.