



GRASSROOTS
REALTY GROUP

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11501 77 Avenue
Grande Prairie, Alberta

MLS # A2144803



\$301,000

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,208 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Gazebo, Front Yard, Lawn, Gard		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, None, See Remarks	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Front-loading washer and dryer, 3 Kitchen appliances, garden raised beds, armoire, misc. furniture, window shades and coverings, misc. paints and home maintenance materials

Visit REALTOR® website for additional information. New Doors, front and back. Landscaping rock and raised bed in back yard, work shop. Front loading washer and dryer. Trane XR90 gas furnace, 90% efficiency, external air intake and exhaust. Built in: office and cabinets in basement, microwave in kitchen, security system (Reliance Protection) 2 vehicle off-street parking pad. Mailboxes immediately beside house. Grande Prairie Commercial Airport, just 6 km away New window upstairs. Back lane. New hot water tank (2019) Fenced back yard.