



11425 73 Avenue
Grande Prairie, Alberta

MLS # A2174502



\$395,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,271 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood, Blinds, Central Air Conditioner, planter

Sophisticated Modified Bi-Level in WestPointe. This stunning home offers a beautifully designed kitchen with an island and eating bar, under-cabinet lighting, pantry, stainless steel appliances, quartz countertops, and tile floors. The open-concept design flows into the dining area, leading to a private deck with a south-facing fenced backyard. The living room boasts laminate flooring and a cozy fireplace. Two bedrooms and a four-piece bath complete the main level, while upstairs, the primary suite features a 4 pc ensuite with a jet tub and walk-in closet. With an attached heated garage, air conditioning, and a basement ready for development, this home is conveniently located near schools. Book your viewing today!