



11246 74 Avenue
Grande Prairie, Alberta

MLS # A2179183



\$279,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: See Remarks

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Immediate Possession!! Excellent condition and located in Westpointe, this charming home is just a short walk to schools and bus stops. Featuring 2 bedrooms and 1 bathroom, it includes a generously sized master bedroom with a walk-in closet. The spacious, open-concept layout highlights a kitchen complete with an island, corner pantry, and stainless steel appliances. Step out onto a large deck off the dining room with easy back alley access. The partially finished basement offers plenty of potential for customization. Set on a 49 x 125 ft lot, there's ample outdoor space to enjoy. Schedule your showing today!