



11509 78 Avenue
Grande Prairie, Alberta

MLS # A2183549



\$349,900

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|------------------|--|---------------|-------------------|
| Division: | Westpointe | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 906 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Landscaped, See Remarks | | |

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|--------------------|-------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)

Inclusions: Shed

PERFECT MODERN + UPDATED STARTER HOME OR AIR B N B PONTETIAL HOME! This charming, fully developed raised bungalow is situated on a quiet, low traffic street across from a children's park. Tastefully updated with new vinyl plank flooring and paint on the main floor, newer stainless steel appliances and a new hot water tank. The main floor features two bedrooms, main bathroom, a functional kitchen with corner pantry, bright living room and dining room with access to the large deck. Downstairs has been professionally developed and offers a spacious family room with a beautiful built in entertainment unit, a second full bathroom, third bedroom and laundry room with storage. The oversized, South facing backyard is fully fenced and has a nice finished shed. This home has been extremely well maintained and shows beautifully. BOOK YOUR VIEWING TODAY ITS A TRUE MUST SEE IN PERSON!