



**GRASSROOTS**  
REALTY GROUP

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**11205 76 Avenue  
Grande Prairie, Alberta**

**MLS # A2213234**



**\$335,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, See Remarks		

**Inclusions:** Shed

Welcome to this home on a quiet street tucked away in Westpointe! Bilevel with a wonderful open floorplan. Two large bedrooms and 2 full bathrooms upstairs, primary suite with large walk in closet! Basement has great potential with the separate entrance to the back yard, and is partially developed with 2 bedrooms and a full bathroom. Main living area open for you to complete. The yard is fenced, and there is a shed for extra storage. Back lane with parking pad.