



GRASSROOTS
REALTY GROUP

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11244 80 Avenue
Grande Prairie, Alberta

MLS # A2277314



\$469,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,550 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Other		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, mini fridge, dry bar, blinds, garage heater

**** PICTURES ARE COMING!!**** Take a look at this great family home in Westpointe. It is located on a large corner lot. The main level is nicely planned with a large tile entry, half bath, laundry room, galley kitchen, large living area, spacious dining area complimented by a eat bar. The upstairs has 3 bedrooms with 2 bathrooms. The primary suite offers a spacious bedroom with a vaulted ceiling, walk-in closet and a full en-suite. The basement has high ceilings, a bedroom, a full bathroom, a storage room and a furnace room. Outside you will find a large yard with a huge deck. You could add RV parking in the back. Plus its on a corner lot so it offers a lot of parking. The garage is nicely finished with a heater. Seller is a licensed realtor in the province of Alberta.