



11402 77 Avenue  
Grande Prairie, Alberta

MLS # A2298156



**\$335,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Open Floorplan, Pantry, Tankless Hot Water, Wired for Sound		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, 3rd level tv and surround sound, table in laundry room

Charming 4-level split in Westpointe offering a bright and airy open concept with vaulted ceilings. Sunny south-facing living room, with a cozy fireplace. The well-appointed kitchen, complete with appliances and a pantry. Adjacent to the kitchen is a dining area that opens up to a deck, and a good sized, fully fenced yard. Upstairs, you'll find three bedrooms, with access from the Primary bedroom to the main bathroom. The third level features a large family room with noise-reducing insulated ceilings. It's equipped with a sound system, built-in shelving, and a stylish bar area, making it the perfect space for movie nights, games, or hosting friends. The fourth level is already framed and drywalled, ready to be finished as a versatile office or bedroom. It includes a walk-in closet and space for a future bathroom. Schedule your private showing today!