



11245 75 Avenue
Grande Prairie, Alberta

MLS # A2310836



\$369,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	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

Welcome to this 1315 SQFT beautifully maintained two-storey home in the highly desirable community of Westpointe, ideally located close to two schools and all the fantastic southwest amenities that Grande Prairie has to offer. This inviting property features 3 spacious bedrooms, including a primary suite complete with a walk-in closet and private ensuite, along with an open-concept kitchen showcasing dark cabinetry and stainless steel appliances. The home has been exceptionally well cared and stay cool with the AIR CONDITIONED home for and offers great outdoor space with a covered front patio, a large south-facing backyard perfect for summer enjoyment and future development, plus convenient RV parking and plenty of room for a future garage. With immediate possession available, this is a fantastic opportunity to own a great family home in one of Grande Prairie's most sought-after neighborhoods.