



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11293 76 Avenue
Grande Prairie, Alberta

MLS # A2322110



\$419,000

Division:	Westpointe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,479 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: garage heater

This is a fabulous 4 level split plan - not your typical layout. 3 bedroom, 3 bathroom home and a large heated detached garage (26' x 21'). The home features tile entrance, open concept living dining & kitchen, hardwood flooring, a very unique plan with an office/library overlooking the main floor. The upper floor has 2 bedrooms and 2 full bathrooms. The 3rd level has a small office, large family room, half bath & access to the backyard & garage. The lowest level has a finished bedroom, laundry room and partially developed space, plus tons of storage. In addition to the garage there is also additional backyard parking- could even accommodate an RV if needed.