



11246 74 Avenue
Grande Prairie, Alberta

MLS # A2322528



\$335,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry		

Inclusions: fridge, stove, washer, dryer, dishwasher

Welcome to this affordable bi-level in Westpointe. The main floor features an inviting open-concept layout with a spacious kitchen complete with a central island, eating bar, stainless steel appliances, and a pantry. The dining area is bright and functional, with a garden door leading to the rear deck—perfect for outdoor entertaining. Upstairs you'll find two comfortable bedrooms and a full 4-piece bathroom. The partially developed basement provides additional living space with room to expand and customize to suit your needs. A great opportunity for first-time buyers, downsizers, or investors looking for a functional home with modern features and future potential. Book your viewing today!