

11425 73 Avenue  
Grande Prairie, Alberta

MLS # A2174502



**\$395,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** fridge, stove, washer, dryer, dishwasher, microwave rangehood, Blinds, Central Air Conditioner, planter

Sophisticated Modified Bi-Level in WestPointe. This stunning home offers a beautifully designed kitchen with an island and eating bar, under-cabinet lighting, pantry, stainless steel appliances, quartz countertops, and tile floors. The open-concept design flows into the dining area, leading to a private deck with a south-facing fenced backyard. The living room boasts laminate flooring and a cozy fireplace. Two bedrooms and a four-piece bath complete the main level, while upstairs, the primary suite features a 4 pc ensuite with a jet tub and walk-in closet. With an attached heated garage, air conditioning, and a basement ready for development, this home is conveniently located near schools. Book your viewing today!