

11506 82 Avenue  
Grande Prairie, Alberta

MLS # A2211259



\$415,000

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Westpointe                          |        |                   |
| Type:     | Residential/House                   |        |                   |
| Style:    | Bi-Level                            |        |                   |
| Size:     | 1,285 sq.ft.                        | Age:   | 2004 (21 yrs old) |
| Beds:     | 5                                   | Baths: | 3                 |
| Garage:   | Double Garage Attached, Parking Pad |        |                   |
| Lot Size: | 0.14 Acre                           |        |                   |
| Lot Feat: | Back Yard, Front Yard, Garden       |        |                   |

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -  |
| Floors:     | Hardwood, Tile   | Sewer:     | -  |
| Roof:       | Asphalt Shingle  | Condo Fee: | -  |
| Basement:   | Finished, Full   | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding  | Zoning:    | RS |
| Foundation: | Poured Concrete  | Utilities: | -  |
| Features:   | Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s), Wired for Sound |            |    |

Inclusions: N/A

Welcome to your new Home in Westpointe! This home is filled with potential. It has three good size bedrooms upstairs including an ensuite and walk in closet. A beautiful kitchen with a Breakfast Bar, Gas Oven with Range Hood. The living area, kitchen and bedrooms throughout the house are all hardwood. Downstairs offers another great size living room, 2 more bedrooms and a nicely done tiled bathroom. Walk out on the back deck to a good size back yard, natural gas hook-up for BBQ and a raised section for gardening. Attached to the house is a double heated garage with plenty of shelving for storage. Located close to three different schools in a good neighbourhood. Call and schedule a showing with your favourite Realtor&reg; today.