

**11521 77 Avenue
Grande Prairie, Alberta**

MLS # A2193680



\$379,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this beautiful two storey home nestled in the family friendly neighbourhood of Westpointe. Boasting 4 spacious bedrooms, 2.5 bathrooms, and a detached single garage this home offers the perfect blend of comfort and functionality. The main floor features a bright and open living area with a modern kitchen perfect for entertaining and a dining space that flows seamlessly to the backyard. A convenient half bath with laundry completes your main floor. Upstairs, you'll find a generously sized primary bedroom complete with a gorgeous ensuite bath, along with two additional bedrooms and a full bathroom. The basement hosts a 4th bedroom and flex space that could be used for a secondary living room. Located close to parks, schools, shopping, and walking trails is perfect for growing families. Book your showing today!