



11277 76 Avenue
Grande Prairie, Alberta

MLS # GP207557



\$319,800

Division:	Westpointe		
Type:	House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2012 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	-		
Driveway:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 3,791
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-

Features: Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home

Inclusions: Fridge, Stove, Dishwasher, Built in Microwave, Washer, Dryer, All Blinds & Window Coverings

With a home that shows and feels like new you don't want to miss out! Located on a quiet street, close to a park and walking trails this 1661 sq ft 2 storey home is move in ready. This gorgeous home features an open floor plan that boasts a LARGE kitchen with tons of counter space, corner pantry, Kenmore Stainless Steel appliances and eating bar. Just off the kitchen is a half bathroom and the back door that leads to a 12'x14' deck with an incredible yard that is landscaped and fenced. The main floor feature is the bright and large living room which includes a natural gas fireplace and large bay window. Upstairs you will find two large bedrooms, second floor laundry and a huge master with a walk in closet plus ensuite. Basement is dry walled and ready for you to finish. This home also has hot water on demand, high efficiency furnace, and an ICF foundation. You don't want to miss out on this perfect family home.