



11522 76 Avenue
Grande Prairie, Alberta

MLS # A1016576



\$249,800

Division:	Westpointe.		
Type:	Residential/House		
Style:	Bi-Level		
Size:	803 sq.ft.	Age:	2006 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	RS
Foundation:	Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: -

Great move in ready home with new paint & flooring, and countertops. Amazing location with children's park across the street, close to schools, ice rinks and pools and other shopping amenities. Open floor plan boasts plenty of natural light from the large windows. Kitchen offers center island with eating bar & built in shelves in the dining area. Two good sized bedrooms as well as a full bathroom complete the main level. Basement has been started with framing for 1 bedroom and plenty of space for large rec room. Very low maintenance home, no need to spend all afternoon mowing. Large gravel parking pad off back alley with lots of room for vehicles so no need to park on the street. This is a turn key home!!! Nothing to do but to move in