

**11501 82 Avenue
Grande Prairie, Alberta**

MLS # A2234577



\$409,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,171 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, See Remarks		

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

Inclusions: N/A

Move in this month! Fully finished 5 bedroom, 3 bathroom home. Upstairs has three bedrooms, including a primary with ensuite, a full bath, and a bright family room. The open concept kitchen and dining area flows easily to your south facing backyard, perfect for sun-chasers, grill-masters, or anyone who enjoys their morning coffee with a dose of Vitamin D. Downstairs you'll find another open family room, a 3rd full bath, and two oversized bedrooms perfect for teens, guests, poker nights or personal gym... whatever you want they are big enough. The fenced yard has space to play, a south facing deck for relaxing and a wide side gate to the back yard, where you can store what you want, helping to save you time and money. Ideally located near shopping, parks, schools, and trails...this one is easy to love. Book your showing and come take a look!