

**11509 78 Avenue
Grande Prairie, Alberta**

MLS # A2183549



\$349,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	906 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		
Inclusions:	Shed		

PERFECT MODERN + UPDATED STARTER HOME OR AIR B N B PONTETIAL HOME! This charming, fully developed raised bungalow is situated on a quiet, low traffic street across from a children's park. Tastefully updated with new vinyl plank flooring and paint on the main floor, newer stainless steel appliances and a new hot water tank. The main floor features two bedrooms, main bathroom, a functional kitchen with corner pantry, bright living room and dining room with access to the large deck. Downstairs has been professionally developed and offers a spacious family room with a beautiful built in entertainment unit, a second full bathroom, third bedroom and laundry room with storage. The oversized, South facing backyard is fully fenced and has a nice finished shed. This home has been extremely well maintained and shows beautifully. **BOOK YOUR VIEWING TODAY ITS A TRUE MUST SEE IN PERSON!**