

**11210 75 Avenue  
Grande Prairie, Alberta****MLS # A2194492****\$335,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air**Floors:** Carpet, Tile, Vinyl**Roof:** Asphalt Shingle**Basement:** Full, Partially Finished**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** Pantry, Sump Pump(s), Walk-In Closet(s)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** RS**Utilities:** -**Inclusions:** n/a

This stunning 4-bedroom, 3-bathroom home is perfectly situated in the desirable Westpointe neighborhood, close to schools, playgrounds, and scenic walking trails. The bright and inviting living room features a cozy gas fireplace, while the kitchen offers easy access to a spacious deck—perfect for outdoor entertaining. Enjoy the convenience of an upstairs laundry room and a fenced yard for added privacy. Located on a quiet street with a single attached garage, this move-in-ready home is a must-see!