

**11502 77 Avenue  
Grande Prairie, Alberta**

**MLS # A2169123**



**\$274,500**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Mixed

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, Open Floorplan

**Inclusions:** AS IS WHERE IS

This fully developed home features four bedrooms, two bathrooms, a gas fireplace, and a third-level walk-out. It is situated on a nice-sized fully fenced lot and is conveniently located near schools, shopping, as well as other amenities.