

**11425 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2174502**



**\$395,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, microwave rangehood, Blinds, Central Air Conditioner, planter

Sophisticated Modified Bi-Level in WestPointe. This stunning home offers a beautifully designed kitchen with an island and eating bar, under-cabinet lighting, pantry, stainless steel appliances, quartz countertops, and tile floors. The open-concept design flows into the dining area, leading to a private deck with a south-facing fenced backyard. The living room boasts laminate flooring and a cozy fireplace. Two bedrooms and a four-piece bath complete the main level, while upstairs, the primary suite features a 4 pc ensuite with a jet tub and walk-in closet. With an attached heated garage, air conditioning, and a basement ready for development, this home is conveniently located near schools. Book your viewing today!