

**11246 74 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2179183**



**\$279,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Immediate Possession!! Excellent condition and located in Westpointe, this charming home is just a short walk to schools and bus stops. Featuring 2 bedrooms and 1 bathroom, it includes a generously sized master bedroom with a walk-in closet. The spacious, open-concept layout highlights a kitchen complete with an island, corner pantry, and stainless steel appliances. Step out onto a large deck off the dining room with easy back alley access. The partially finished basement offers plenty of potential for customization. Set on a 49 x 125 ft lot, there's ample outdoor space to enjoy. Schedule your showing today!