

**11250 75A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2206088**



**\$299,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** N/A

Whether you're looking for a first-time home or an investment property, this home has a lot to offer. It currently features 5 bedrooms (2 up/3 down), 2 full bathrooms, a living room with a lovely gas fireplace, a good sized kitchen with stainless steel appliances and a terrific covered back deck. There's plenty of parking out front and 3 spots + RV in the back of the home. All this is conveniently located near shopping, schools, shopping,