

11218 74 Avenue  
Grande Prairie, Alberta

MLS # A2209517



**\$340,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Westpointe welcomes you to this charming 2-storey home. As you enter, be greeted by a generously sized entryway leading into a snug living room bathed in natural light, perfect for a cozy night. The heart of the home is the updated kitchen, showing off high-end granite countertops and a beautiful blue backsplash that complements the sleek design. A convenient pantry, garborater, and the dining area all together to enjoy dinners and entertaining. Finishing off here is a spacious main bathroom with tucked away laundry. Upstairs, are three well appointed bedrooms, each offering a private oasis away from the bustle. The master suite features a full ensuite with a soaker tub and a bright, naturally lit walk-in closet. A main bathroom with another soaker tub ensures everyone has their own space to unwind. The basement has some framing started for a bedroom, option for another bathroom and good sized rec room. Hot water on demand and central vac. Outdoors, the spacious rear deck offers a splendid view of the newly fenced yard, complete with gas BBQ hookup and a sizeable storage shed. The front covered patio with glass railing inserts provides another spot to soak up the sun, finished with an oak tree, lilacs, and the convenience of an irrigation system. You'll also enjoy ample parking all around with this corner lot situated across from an open green space and back alley access. Convenience is key here with nothing too far away from schools and shopping to walking trails. Discover the joy of a home that truly caters to every need.