

**11585 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2216734**



**\$519,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Welcome to this stunning 2 storey home in the sought-after community of Westpointe with no rear neighbours! Ideally located close to schools, parks, and all major amenities, this beautifully maintained property offers style, space, and functionality for the whole family. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home boasts an open-concept main floor with a large kitchen complete with a central island, corner pantry, stainless steel appliances including an upgraded gas range and a bright dining area—perfect for family meals or entertaining. The cozy living room centers around a stylish fireplace, creating a warm and inviting atmosphere. Enjoy the convenience of a 2pc bathroom and main floor laundry! A bonus room provides the perfect opportunity for additional living space, toy room or even home gym. Upstairs, the serene primary suite impresses with a luxurious 5-piece ensuite, offering a private retreat at the end of the day. Two great sized bedrooms with a full bathroom complete your upper level. The basement is mostly undeveloped with a bedroom framed, and ready for your completion. A triple heated garage adds comfort and convenience year-round, making this the perfect home for modern living in a prime location. The backyard is ready for summer living featuring a deck leading to a large stamped concrete pad, fully fenced and landscaped including mature trees, a stamped concrete fire pit area, plus enjoy access to the garage with an added man door. Book your showing today!