

11510 80 Avenue
Grande Prairie, Alberta

MLS # A1044146



\$239,950

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|------------------|--|---------------|-------------------|
| Division: | Westpointe | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 810 sq.ft. | Age: | 2003 (18 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Lawn, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 0 |
| Basement: | Finished, Full | LLD: | 15-71-6-W6 |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Laminate Counters, Walk-In Closet(s) | | |

Inclusions: Second Refrigerator in basement

Can't beat this price for a fully developed home on a quiet street! Fully fenced large yard with a huge 42' long deck for relaxing or entertaining along with a newer 12'x10' shed to store all the toys! Inside this home is well laid out complete with 2 large bedrooms and a semi-en-suite bathroom with a newer tiled shower. Downstairs you will find a large bedroom, full bath, laundry room and a huge family room complete with wet bar and full sized fridge.