

**11565 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2303350**



**\$560,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** res

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** shed

This fully developed 1800 sf home is beautifully maintained and ready for your family. With 4 bedrooms, 3 and 1/2 baths, 2 family rooms and a gorgeous open kitchen this is the perfect home for any family. The kitchen features dark cabinets, tile back splash, stainless steel appliances, corner pantry and great eating bar on the island. The kitchen is open to the cozy family room with fireplace, and has access to the great deck and back yard. The main floor also boasts a 1/2 bath and walk through to the laundry room, and the beautiful tile entry is very spacious, and has lots of room for all you coming and going, whether coming from the garage or the front door. The upstairs boasts the primary bedroom and 2 other bedrooms. You have great main bathroom, and the primary ensuite is magazine worthy with his and her sinks, oval freestanding tub, and beautiful tiled shower. You also have a huge walk in closet. In the basement you will find the second family room, with fire place, 1 bedroom and gorgeous bathroom. You get a 24 x 24 garage, with new insulation in the ceiling, fresh paint through the home, and air conditioning for our hot summers. This home shows fantastic! and is ready for you.