

11522 80 Avenue
Grande Prairie, Alberta

MLS # A2235917



\$320,000

Division:	Westpointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Front Drive, Off Street, Parking Pad, Paved		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, Phone
Features:	Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to this cute bungalow located in a family friendly neighborhood with an abundance of parks and paved walking trails. This property is very close to schools and one of the city's biggest recreational facilities - the Eastlink Centre, Twin Ice Arenas (Design Centre) and GP Gymnastic. This HOME SWEET HOME has a welcoming entrance way with a convenient closet to put all jackets and boots away. The main floor offers an open concept floor plan with beautiful vaulted ceilings and hardwood floors, perfect for family and friends gatherings. This elegant living area flows into a bright & functional kitchen that offers plenty of storage and homemade comfort, little highlight of the property thanks to stunning maple cabinets and tile backsplash. Further down, you will find a good size dining area that opens up to a beautiful deck and a fully fenced and landscaped backyard with raised gardening beds, raspberry bushes, crabapple and saskatoon berry trees. Plus a 12x16 shed to store all your tools and toys. Back inside, the main floor will surprise you with two spacious bedrooms and bigger than average size closets, a full size bathroom with neat storage and additional linen closet. In addition, the master bedroom has a walk -in closet and a separate door to the bathroom. The full basement is open for development with enough space to accommodate 2 more bedrooms, bathroom and a family room. Double wide paved parking pad means you won't be stuck parking on the street and can potentially build a garage thanks to the 17 sq ft side yard. Simply a perfect home in a quiet neighborhood, close to all amenities …and did we mention A/C yet? Oh yes, this is the house you need for scorching summer days. Ready for a quick possession so call right away and be the first one to have an opportunity to own this gem.