

# \$349,900 - 11509 78 Avenue, Grande Prairie

MLS® #A2183549

## \$349,900

3 Bedroom, 2.00 Bathroom, 906 sqft  
Residential on 0.10 Acres

Westpointe., Grande Prairie, Alberta

### PERFECT MODERN + UPDATED STARTER HOME OR AIR B N B PONTETIAL HOME!

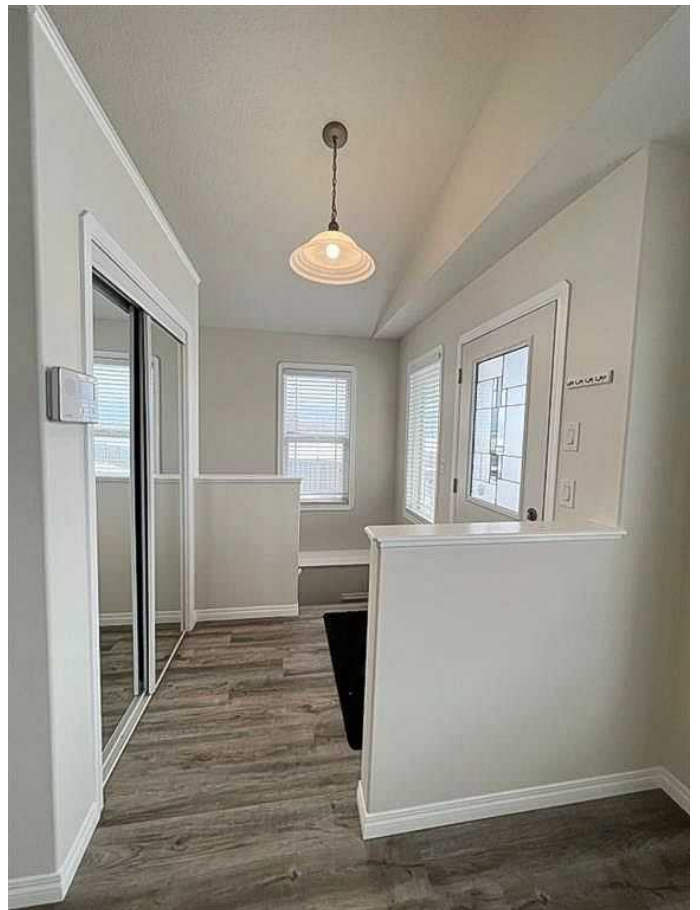
This charming, fully developed raised bungalow is situated on a quiet, low traffic street across from a children's park. Tastefully updated with new vinyl plank flooring and paint on the main floor, newer stainless steel appliances and a new hot water tank. The main floor features two bedrooms, main bathroom, a functional kitchen with corner pantry, bright living room and dining room with access to the large deck.

Downstairs has been professionally developed and offers a spacious family room with a beautiful built in entertainment unit, a second full bathroom, third bedroom and laundry room with storage. The oversized, South facing backyard is fully fenced and has a nice finished shed. This home has been extremely well maintained and shows beautifully. BOOK YOUR VIEWING TODAY ITS A TRUE MUST SEE IN PERSON!

Built in 2006

### Essential Information

MLS® #	A2183549
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	906



Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	11509 78 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0A2

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

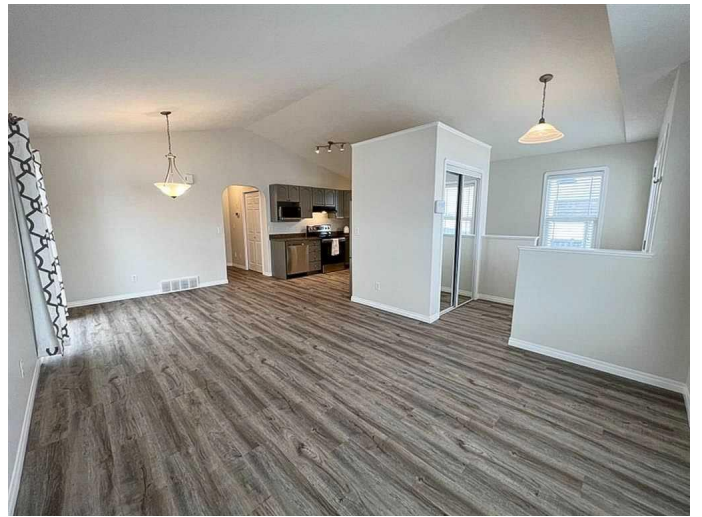
### **Additional Information**

Date Listed	December 17th, 2024
Days on Market	86

Zoning RS

## Listing Details

Listing Office RE/MAX Grande Prairie



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