



**DJ Golden**  
**REAL ESTATE**

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**11273 75A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2281210**



**\$319,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** Shed

This is the kind of home buyers are chasing right now! ITS A TRUE, detached HOUSE with space, privacy, and a layout that simply works. It's made even more special by how rarely they come available in today's extremely tight market. Bright, open, and is a fully developed property that offers four generous bedrooms split between both levels, creating the perfect balance for families, guests, or a home office setup. The main living area feels warm and welcoming, centered around a cozy gas fireplace that instantly makes it feel like home, while durable flooring flows throughout. They did keep the carpet where you want it most for your comfort and that's in the bedrooms and on the stairs. The kitchen is timeless and practical with rich maple cabinetry, black appliances, tile on the backsplash and floor. They also did tile in the front entry and both full bathrooms for a clean, cohesive finish. Downstairs, the expansive family room invites movie nights, game days, and relaxed evenings after a long day, complemented by 2 additional bedrooms, full bathroom(with a tub) and a dedicated laundry and utility space. Step outside to a sunny south facing backyard designed for real life, featuring an elevated patio for BBQs and summer evenings, a storage shed, and the bonus of rear alley access with extra parking(and an option to build a garage in the future). In a market dominated by duplexes and limited options, owning a fully developed HOUSE like this isn't just a purchase. It's an opportunity, and one you don't want to let slip by!