



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

**780-897-4003**  
dj@djgolden.com

**11250 75A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2206088**



**\$299,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westpointe                          |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bi-Level                            |               |                   |
| <b>Size:</b>     | 820 sq.ft.                          | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 5                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Rear Drive             |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Irregular Lot |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Laminate     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                      | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, Storage |                   |    |

**Inclusions:** N/A

Whether you're looking for a first-time home or an investment property, this home has a lot to offer. It currently features 5 bedrooms (2 up/3 down), 2 full bathrooms, a living room with a lovely gas fireplace, a good sized kitchen with stainless steel appliances and a terrific covered back deck. There's plenty of parking out front and 3 spots + RV in the back of the home. All this is conveniently located near shopping, schools, shopping,