

# \$314,900 - 11530 76 Avenue, Grande Prairie

MLS® #A2210458

**\$314,900**

3 Bedroom, 2.00 Bathroom, 800 sqft  
Residential on 0.08 Acres

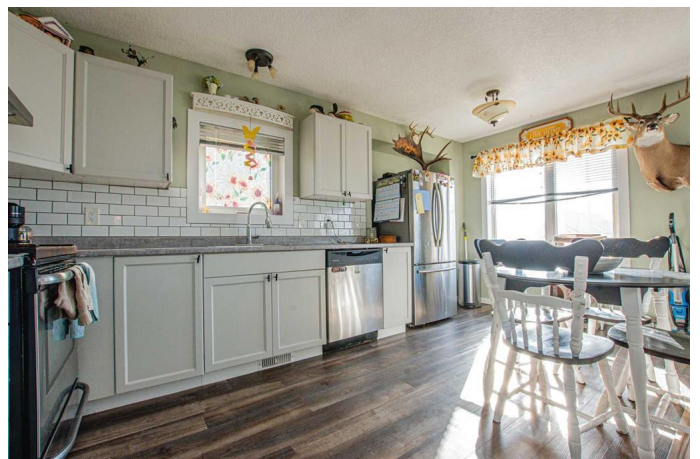
Westpointe., Grande Prairie, Alberta

Welcome to this charming and cozy bi-level located in the heart of family-friendly Westpointe! This is the perfect starter home or investment opportunity. This lovely home offers an inviting main floor filled with natural light, creating a warm and welcoming atmosphere. The layout features two comfortable bedrooms and a full bathroom, along with a recently updated kitchen that flows into a bright dining nook and spacious living area—perfect for everyday living and entertaining. Downstairs, the fully developed basement provides even more living space with an additional bedroom, another full bathroom, and a generous family/living area—ideal for relaxing or hosting guests. Step outside and enjoy the amazing deck that wraps around the side of the house—a fantastic spot for summer BBQs, gatherings, or simply unwinding with family and friends. Don't miss your chance to own this home in one of Grande Prairie's most sought-after neighborhoods! Reach out to your favourite agent today and book your showing before it's too late!

Built in 2006

## Essential Information

MLS® #	A2210458
Price	\$314,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	800
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	11530 76 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0A3

### Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, On Street, Parking Pad, Paved, Rear Drive

### Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Sump Pump(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	20
Zoning	RS

## **Listing Details**

Listing Office	RE/MAX Grande Prairie
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