

# \$385,000 - 11213 76 Avenue, Grande Prairie

MLS® #A2211574

## \$385,000

4 Bedroom, 4.00 Bathroom, 1,456 sqft

Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

This one-owner home in Westpointe is sure to leave you impressed! The large front steps are both welcoming and inviting. Step through the front door into an open-concept living space.

The well-appointed kitchen offers ample counter space, a pantry, and a large island. The dining area and living room are perfect for entertaining.

The main floor features plenty of storage and a convenient half bathroom. Upstairs offers a fantastic family layout, including a spacious primary bedroom with a south facing bay window, an ensuite featuring a jetted tub and a large walk-in closet. You'll also find second-floor laundry, two additional bedrooms, and a full bathroom completing the upper level. Both bathrooms upstairs feature heated floors. The fully developed basement includes a beautiful built-in entertainment and storage center, space for a home office, an additional full bathroom, and a fourth bedroom.

The south-facing, fenced backyard boasts a two-tiered composite deck—ideal for soaking up the sun—with low-maintenance landscaping. Additional features include two storage sheds and two back-alley parking stalls.

Updates and extras include: Air conditioning (installed in 2018), 50-gallon hot water tank (2019), New composite deck (2020), Basement development (2018), New carpet and paint (2019), Back alley parking stalls were gravelled and firmly packed (2021),



Spray-foam insulation in cantilevers for added warmth, A regular annual maintenance schedule is available from the home owner. This home shows immaculate pride of ownership and must be seen to be truly appreciated!

Built in 2010

### **Essential Information**

MLS® #	A2211574
Price	\$385,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,456
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11213 76 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0G4

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	12
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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