

\$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) |
|-------------------|---|

| | |
|--------------|---|
| 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 | 6 |
| Zoning | RS |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.