

# \$370,000 - 11562, 76 Ave, Grande Prairie

MLS® #A2218974

**\$370,000**

4 Bedroom, 4.00 Bathroom, 1,486 sqft

Residential on 0.09 Acres

Westpointe., Grande Prairie, Alberta

High-End 2-Storey Home in Westpointe â€“  
Park Views Right Across the Street!

This spacious and stylish 4-bedroom, 3.5-bathroom home is perfect for a growing family! The kitchen features dark-stained cabinets, custom 2-inch countertops, stainless steel appliances, a pantry, and a raised eating bar with seating for four. The open dining area offers plenty of space for meals and gatherings.

The living room is bright and welcoming with a large south-facing window that fills the space with natural light. Hardwood flooring adds warmth throughout the main level, which also includes a convenient half bathroom.

Upstairs, you'll find a roomy primary bedroom with a private ensuite, two additional bedrooms, and a full bathroom. The basement, rear deck, and fenced yard were all completed in 2021. There are also two rear parking stalls with easy alley access.

Located right across from a park in a great family-friendly neighbourhoodâ€”this home has it all! Call or text today to book your showing and see the value for yourself!

Built in 2012

## Essential Information



MLS® #	A2218974
Price	\$370,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,486
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11562, 76 Ave
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B6

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 8th, 2025  
Days on Market        5  
Zoning                      RE

**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.