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

MLS® #A2210458

# \$314,900

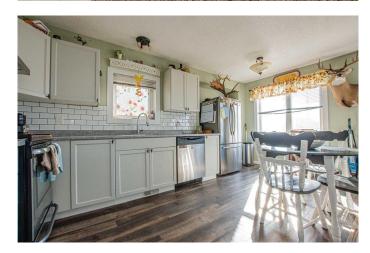
3 Bedroom, 2.00 Bathroom, 800 sqft Residential on 0.08 Acres

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 areaâ€"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 areaâ€"ideal for relaxing or hosting guests. Step outside and enjoy the amazing deck that wraps around the side of the house â€" 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 to 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 18 Zoning RS

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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