

\$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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