

11530 76 Avenue
Grande Prairie, Alberta

MLS # A2210458



\$312,900

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|-----------|---|--------|-------------------|
| Division: | Westpointe | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 800 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Off Street, On Street, Parking Pad, Paved, Rear Drive | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Private | | |

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|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Sump Pump(s) | | |
| Inclusions: | N/A | | |

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 area—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 area—ideal for relaxing or hosting guests. Step outside and enjoy the amazing deck that wraps around the side of the house — 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!