



GRASSROOTS
REALTY GROUP

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11562, 76 ave
Grande Prairie, Alberta

MLS # A2218974



\$370,000

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,486 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RE

Utilities: -

Inclusions: NA

High-End 2-Storey Home in Westpointe – 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 neighbourhood—this home has it all! Call or text today to book your showing and see the value for yourself!