



**11285 76 Avenue  
Grande Prairie, Alberta**

**MLS # A2294369**



**\$393,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Open Floorplan, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER

FULLY FINISHED, FULLY FENCED & LANDSCAPED, with BACK ALLEY ACCESS and EXTRA PARKING! This stunning two-storey home truly has it all! When you walk in, you're welcomed by a spacious living room featuring a cozy fireplace, perfect for relaxing evenings and gathering with family. The bright main floor continues into a beautiful modern kitchen with a huge island, ideal for entertaining or everyday life. The dining area flows seamlessly and includes a door leading out to the gorgeous south-facing deck and yard, perfect for enjoying the outdoors. Upstairs, you'll find a well-designed layout with a spacious primary bedroom complete with a private ensuite featuring a double vanity, along with two additional bedrooms and a bathroom perfect for kids or guests. The fully finished basement adds even more living space, offering a cozy movie room, an additional bedroom, and a full bathroom, perfect for guests or family nights in. Located close to walking trails, parks, and great schools, this home combines comfort, style, and convenience in one incredible package.