



11401 78 Avenue
Grande Prairie, Alberta

MLS # A2300929



\$399,000

Division:	Westpointe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,514 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Sauna, Storage		

Inclusions: N/A

Completely transformed from top to bottom, this fully renovated 4-level split blends modern design with everyday function. From the moment you step inside, you're greeted by a custom-built entry feature wall and a striking staircase design that sets the tone for the entire home. Thoughtful details carry throughout, including shiplap feature walls and a beautifully finished shiplap fireplace that anchors the living space with warmth and character. The kitchen is clean, bright, and on-trend—featuring classic subway tile backsplash, butcher block-style countertops, and a layout that works whether you're hosting or just handling daily life. Each level of the home has been updated to reflect a cohesive, modern feel—nothing left untouched. Step outside from the third level walkout to a private backyard retreat, complete with a large deck, garden boxes, a fenced dog run, and your own sauna—perfect for unwinding year-round. Located within walking distance to a playground and offering a large parking pad, this property checks boxes for both lifestyle and practicality.