



11230 76 Avenue
Grande Prairie, Alberta

MLS # A2197202



\$379,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,299 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome to this 3-bedroom, 2-bathroom modified bi-level located in the popular community of Westpointe. Offering a spacious layout with great potential, this home is perfect for those looking to add their own personal touch. Step inside to a large entranceway with convenient access to the double attached garage. The open-concept main living area features a spacious kitchen with a center island, corner pantry, and plenty of cabinet space. Just off the dining area, you'll find a covered deck, perfect for year-round BBQs, rain or shine! The rear living room overlooks the backyard, creating a cozy and inviting space to relax. Upstairs, the master retreat boasts a private ensuite and walk-in closet, offering a peaceful escape at the end of the day. With a solid layout and great bones, this home is a fantastic opportunity to make it your own. Schedule a viewing today!