



GRASSROOTS
REALTY GROUP

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11213 76 Avenue
Grande Prairie, Alberta

MLS # A2211574



\$385,000

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: (2) Sheds. Freezer in storage room.

This one-owner home in Westpointe is sure to leave you impressed! The large front steps are both welcoming and inviting. Step through the front door into an open-concept living space. The well-appointed kitchen offers ample counter space, a pantry, and a large island. The dining area and living room are perfect for entertaining. The main floor features plenty of storage and a convenient half bathroom. Upstairs offers a fantastic family layout, including a spacious primary bedroom with a south facing bay window, an ensuite featuring a jetted tub and a large walk-in closet. You'll also find second-floor laundry, two additional bedrooms, and a full bathroom completing the upper level. Both bathrooms upstairs feature heated floors. The fully developed basement includes a beautiful built-in entertainment and storage center, space for a home office, an additional full bathroom, and a fourth bedroom. The south-facing, fenced backyard boasts a two-tiered composite deck—ideal for soaking up the sun—with low-maintenance landscaping. Additional features include two storage sheds and two back-alley parking stalls. Updates and extras include: Air conditioning (installed in 2018), 50-gallon hot water tank (2019), New composite deck (2020), Basement development (2018), New carpet and paint (2019), Back alley parking stalls were gravelled and firmly packed (2021), Spray-foam insulation in cantilevers for added warmth, A regular annual maintenance schedule is available from the home owner. This home shows immaculate pride of ownership and must be seen to be truly appreciated!