



GRASSROOTS

REALTY GROUP

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**11218 76 Avenue
Grande Prairie, Alberta**

MLS # A2316804



\$499,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,209 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Negotiable

Welcome to this beautifully maintained and extensively updated 5-bedroom, 3-bathroom bi-level home, ideally located in the highly sought-after community of Westpointe. This residence offers the perfect blend of modern style and functional family living, presenting a move-in ready opportunity for its next owners. Step into a bright and welcoming living area highlighted by large windows that fill the space with natural light. The updated kitchen features recently modernized appliances and flows seamlessly into the dining area. This level offers a 4-piece main bathroom and three comfortable bedrooms, including a primary suite complete with a 3-piece ensuite and walk-in closet. From the dining room, step out onto the spacious rear deck—perfect for relaxing or entertaining. The fully finished basement significantly expands the living space, offering two additional large bedrooms and a third full bathroom, making it perfect for older children, guests, or a dedicated home office. An expansive family room in the lower level provides a cozy retreat for movie nights or a versatile play area. Externally, the home boasts undeniable curb appeal with a well-manicured front yard and a classic architectural design accented with modern blue details. A standout feature is the 2-car heated attached garage, an essential amenity for the colder Alberta months. The backyard provides ample space for summer barbecues and various outdoor activities. Don't miss the opportunity to own this Westpointe gem! With its modern updates, spacious 5-bedroom layout, and invaluable heated garage, this home delivers exceptional value in a prime location. Contact your favorite REALTOR today to schedule a private viewing!