



GRASSROOTS
REALTY GROUP

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11530 76 Avenue
Grande Prairie, Alberta

MLS # A2210458



\$312,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	800 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, On Street, Parking Pad, Paved, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions:	N/A
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Welcome to this charming and cozy bi-level located in the heart of family-friendly Westpointe! This is the perfect starter home or investment opportunity. This lovely home offers an inviting main floor filled with natural light, creating a warm and welcoming atmosphere. The layout features two comfortable bedrooms and a full bathroom, along with a recently updated kitchen that flows into a bright dining nook and spacious living area—perfect for everyday living and entertaining. Downstairs, the fully developed basement provides even more living space with an additional bedroom, another full bathroom, and a generous family/living area—ideal for relaxing or hosting guests. Step outside and enjoy the amazing deck that wraps around the side of the house — a fantastic spot for summer BBQs, gatherings, or simply unwinding with family and friends. Don’t miss your chance to own this home in one of Grande Prairie’s most sought-after neighborhoods! Reach out to your favourite agent today and book your showing before it's to late!