



**GRASSROOTS**  
REALTY GROUP

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**11213 76 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2211574**



**\$385,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!