

**11530 76 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2210458**



**\$314,900**

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

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

**Inclusions:** N/A

More Pictures coming Friday! 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 too late!