

11285 76 Avenue
Grande Prairie, Alberta

MLS # A2294369



\$393,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,576 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: FRIDGE STOVE DISHWASHER WASHER DRYER

FULLY FINISHED, FULLY FENCED & LANDSCAPED, with BACK ALLEY ACCESS and EXTRA PARKING! This stunning two-storey home truly has it all! When you walk in, you're welcomed by a spacious living room featuring a cozy fireplace, perfect for relaxing evenings and gathering with family. The bright main floor continues into a beautiful modern kitchen with a huge island, ideal for entertaining or everyday life. The dining area flows seamlessly and includes a door leading out to the gorgeous south-facing deck and yard, perfect for enjoying the outdoors. Upstairs, you'll find a well-designed layout with a spacious primary bedroom complete with a private ensuite featuring a double vanity, along with two additional bedrooms and a bathroom perfect for kids or guests. The fully finished basement adds even more living space, offering a cozy movie room, an additional bedroom, and a full bathroom, perfect for guests or family nights in. Located close to walking trails, parks, and great schools, this home combines comfort, style, and convenience in one incredible package.