

# \$349,900 - 11513 76 Avenue, Grande Prairie

MLS® #A2263371

**\$349,900**

4 Bedroom, 4.00 Bathroom, 1,255 sqft

Residential on 0.10 Acres

Westpointe., Grande Prairie, Alberta

Location Location - no rear neighbours & backs on to greenspace/kids playground. This home with it's front covered porch is very eye catching. The main floor has a living room, beautiful kitchen with nice cabinetry and stainless steel appliances. The dining area has built in bench seating which also provides additional storage. A half bathroom completes the main floor. The back door leads to a 12 x 20' deck overlooking the park. The second floor has 3 bedrooms; the primary bedroom has dual closets and a full ensuite. There is also a full bathroom for the other 2 upstairs bedrooms. The basement is fully developed with one bedroom, family room, and full bathroom with beautiful tile work. The family room has a built in surround sound system. Outside the house there a front concrete parking pad, plus a large gravel parking area which could accommodate an RV. Yard is fenced and there also a shed. Immediate possession is available. Book your viewing today.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2263371  |
| Price      | \$349,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,255       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11513 76 Avenue |
| Subdivision | Westpointe.     |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W 0B6         |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 4                                                           |
| Parking        | Concrete Driveway, Off Street, Parking Pad, Gravel Driveway |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air, Natural Gas, High Efficiency                          |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 9th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 31 |
| Zoning         | RS |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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