

\$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
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Days on Market	17
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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