

# \$449,000 - 11248 76 Avenue, Grande Prairie

MLS® #A2245609

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.11 Acres

Westpointe., Grande Prairie, Alberta

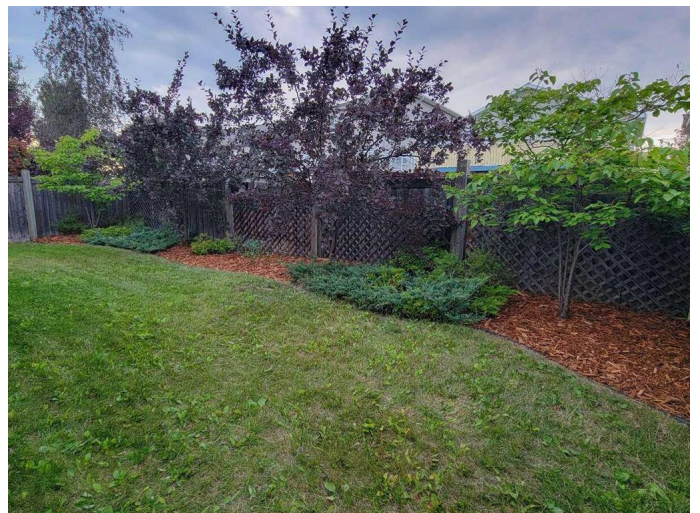
For more information, please click the "More Information" button.

Welcome to this wonderful bi-level Westpointe home nestled on a quiet south facing street! 5 bedrooms + 1 den, 3 full bathrooms, 1162 sqft above grade (~2300 sqft of living space with the fully developed basement). 3 bedrooms upstairs including master bedroom with ensuite bathroom and walk-in closet. 2 bedrooms downstairs, along with a French door den and a large second living room. Kitchen features a new butcher block island and vaulted ceiling. 20ft wide x 22ft long super clean finished double garage (for your full sized truck). Beautifully landscaped, low maintenance yard backing onto an easement. Fully fenced for your furry friends or little ones. 14ft x 12ft composite deck over a concrete pad. This home is an easy walk to two schools, the park, (or Dairy Queen...) and move-in ready!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245609  |
| Price          | \$449,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,164     |
| Acres          | 0.11      |



|            |             |
|------------|-------------|
| Year Built | 2009        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11248 76 Avenue |
| Subdivision | Westpointe.     |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W 2T7         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, French Door, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Gas Water Heater                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                        |
| Cooling           | None                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                 |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard, Landscaped, Lawn        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 3                |

Zoning R1

Listing Details

Listing Office Easy List Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.