

\$340,000 - 11218 74 Avenue, Grande Prairie

MLS® #A2209517

\$340,000

3 Bedroom, 3.00 Bathroom, 1,440 sqft

Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

Westpointe welcomes you to this charming 2-storey home. As you enter, be greeted by a generously sized entryway leading into a snug living room bathed in natural light, perfect for a cozy night. The heart of the home is the updated kitchen, showing off high-end granite countertops and a beautiful blue backsplash that complements the sleek design. A convenient pantry, garborater, and the dining area all together to enjoy dinners and entertaining. Finishing off here is a spacious main bathroom with tucked away laundry. Upstairs, are three well appointed bedrooms, each offering a private oasis away from the bustle. The master suite features a full ensuite with a soaker tub and a bright, naturally lit walk-in closet. A main bathroom with another soaker tub ensures everyone has their own space to unwind. The basement has some framing started for a bedroom, option for another bathroom and good sized rec room. Hot water on demand and central vac. Outdoors, the spacious rear deck offers a splendid view of the newly fenced yard, complete with gas BBQ hookup and a sizeable storage shed. The front covered patio with glass railing inserts provides another spot to soak up the sun, finished with an oak tree, lilacs, and the convenience of an irrigation system. You™ll also enjoy ample parking all around with this corner lot situated across from an open green space and back alley access. Convenience is key here with nothing too far away from schools and shopping to walking



trails. Discover the joy of a home that truly caters to every need.

Built in 2008

Essential Information

MLS® #	A2209517
Price	\$340,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11218 74 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0C6

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	RS

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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