

11401 78 Avenue  
Grande Prairie, Alberta

MLS # A2300929



**\$399,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Sauna, Storage		

**Inclusions:** N/A

Completely transformed from top to bottom, this fully renovated 4-level split blends modern design with everyday function. From the moment you step inside, you're greeted by a custom-built entry feature wall and a striking staircase design that sets the tone for the entire home. Thoughtful details carry throughout, including shiplap feature walls and a beautifully finished shiplap fireplace that anchors the living space with warmth and character. The kitchen is clean, bright, and on-trend—featuring classic subway tile backsplash, butcher block-style countertops, and a layout that works whether you're hosting or just handling daily life. Each level of the home has been updated to reflect a cohesive, modern feel—nothing left untouched. Step outside from the third level walkout to a private backyard retreat, complete with a large deck, garden boxes, a fenced dog run, and your own sauna—perfect for unwinding year-round. Located within walking distance to a playground and offering a large parking pad, this property checks boxes for both lifestyle and practicality.