



**GRASSROOTS**  
REALTY GROUP

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**11257 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2123083**



**\$469,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Landscaped, Standard Shaped Lot, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Microwave Range hood, Dishwasher, Washer, Dryer, Blinds, GDO and remotes, Shed.		

Welcome to this meticulously maintained two-storey home nestled in the sought-after Westpointe community. This charming residence offers a warm and inviting atmosphere throughout. Step through the door into a spacious living, dining, and kitchen area, illuminated by plenty of natural light streaming in through large windows that overlook the backyard. The main floor boasts 9-foot ceilings, enhancing the feeling of openness and space. The kitchen is the heart of the home, featuring granite countertops, ample storage including a custom-built appliance garage, and high-end appliances for your culinary needs. Gather around the cozy gas fireplace in the living room for relaxed evenings with loved ones. Conveniently located on the main floor is a half bath as well as the laundry room with access to the heated garage, adding practicality to everyday living. Upstairs, you'll find a generously sized master retreat with a walk-in closet and an ensuite bathroom complete with dual vanities, a large soaker tub, and a full shower. Two additional spacious bedrooms and another full bathroom offer comfort and convenience for the whole family. The fully developed basement provides additional living space with a good-sized bedroom, a full bathroom, and a generously proportioned family room, perfect for entertaining or unwinding. Step outside to enjoy the large deck with a pergola covering one section, providing a perfect spot for outdoor gatherings or simply relaxing in the fresh air at the park located a few steps away. A shed with a roll-up door and mature trees add character and functionality to the backyard space. Completing this lovely home is the heated and finished 24x24 garage, offering convenience and comfort no matter the season. Don't miss your chance to make this wonderful property your own. Schedule a showing today and experience the comfort and convenience of living

in Westpointe.