



GRASSROOTS
REALTY GROUP

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11309 81 Avenue
Grande Prairie, Alberta

MLS # A2217110



\$429,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS

Fully developed and move-in ready, this beautiful 1,522 sq.ft. two-storey home in Westpointe offers a bright, open layout perfect for family living. The spacious front foyer leads into a large, sun-filled living room with a cozy gas fireplace, seamlessly connected to the kitchen and dining area. The kitchen features ample cabinetry, generous counter space, stainless steel appliances, and a convenient eating bar. A functional laundry/mudroom connects to the attached garage and is complemented by a 2-piece powder room on the main floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a luxurious 4-piece ensuite featuring a walk-in shower and soaker tub, along with a 3-piece main bathroom. The fully finished basement adds even more living space with an additional bedroom, a large rec room, and a full 3-piece bathroom. Enjoy the sunny south-facing backyard from the rear deck, and take advantage of the nearby playground and park just steps away. This is a fantastic family home in a great location—book your showing today!