



**11313 80 Avenue  
Grande Prairie, Alberta**

**MLS # A2296279**



**\$509,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** TV Mount

Tucked away at the end of a quiet cul de sac in desirable Westpointe, this fully developed 2 storey home sits on a huge pie shaped lot in a quiet low traffic location that is perfect for families. The main floor offers a bright open layout with espresso kitchen cabinets, a large island, corner pantry and stainless steel appliances, along with a spacious dining area and cozy living room with gas fireplace. You’ll also find a convenient 2 piece bathroom and main floor laundry. Upstairs features 3 generous bedrooms including the primary suite with walk in closet and ensuite. The fully developed walk out basement adds even more living space with a large family room, 4th bedroom, full bathroom and plenty of storage. Outside, the yard is fenced and nicely landscaped with natural gas to the upper deck overlooking a park, plus a lower deck with storage underneath. The garage is finished, heated and offers additional storage. Westpointe is a highly desirable neighbourhood known for its quiet streets, parks and walking trails. You’re also just minutes from the Eastlink Centre and Community Knowledge Campus featuring a full fitness facility, pools, gymnasium, fieldhouse and more. For everyday convenience, South 40 Shopping Centre is right nearby with amenities like Shoppers Drug Mart, No Frills, Tim Hortons, and multiple restaurants giving you everything you need just a short drive away.